COMMISSIONER'S
SALE NOTICE

NOTICE IS HEREBY GIVEN that pursuant to the authority and directions contained in the decretal order of the Circuit Court of Conway County, Arkansas, made and entered on October 9, 2026, in a certain cause (No. 15CV-26-106) then pending between Freedom Mortgage Corporation, Plaintiff, and Roderick Paul Fondren, et al., Defendants, the undersigned, as Commissioner of said Court, will offer for sale at public venue to the highest bidder, at the Conway County Courthouse in which said Court is held, located in Morrilton, Arkansas, within the hours prescribed by law for judicial sales, on December 15, 2026 at 10:00 AM, the following-described real estate, situated in Conway County, Arkansas:

Land situated In the County of Conway in the State of AR PART OF THE S1/2 SE1/4 SE1/4, SECTION 10, T-6-N, R-15-W, CONWAY COUNTY, ARKANSAS, DESCRIBED AS BEGINNING AT THE SE CORNER OF SAID S1/2 SE1/4 SE1/4; THENCE NORTH 01 DEGREES 45 MINUTES 50 SECONDS EAST 655.29 FEET TO THE NORTHEAST CORNER OF SAID S1/2 SE1/4 SE1/4; THENCE NORTH 88 DEGREES 42 MINUTES 05 SECONDS WEST ALONG THE NORTH LINE OF SAID S1/2 SE1/4 SE1/4, 332.5 FEET; THENCE SOUTH 01 DEGREES 45 MINUTES 50 SECONDS WEST 654.70 FEET TO THE SOUTH LINE OF SAID S1/2 SE1/4 SE1/4; THENCE SOUTH 88 DEGREES 36 MINUTES 03 SECONDS EAST 332,5 FEET TO THE POINT OF BEGINNING. ALSO: A 30 FOOT ROAD EASEMENT A 10 FOOT UTILITY EASEMENT BEING PART OF LOT 23 BROOK' N RIDGE SUBDIVISION, PHASE III, RECORDED IN PLAT BOOK 3, PAGE 100, RECORDS OF CONWAY COUNTY, ARKANSAS, THE CENTERLINE OF SAID 30 FOOT ROAD EASEMENT BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 23, (BEING THE SOUTHEAST CORNER OF THE S1/2 SE1/4 SE1/4, SECTION 10, T-6-N, R-1S-W) AND RUN NORTH 88 DEGREES 36 MINUTES 03 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 23, 121.47 FEET TO THE POINT OF BEGINNING; THENCE ALONG SAID CENTER LINE AS FOLLOWS; SOUTH 30 DEGREES 50 MINUTES WEST 129.97 FEET; THENCE SOUTH 82 DEGREES 23 MINUTES WEST 133.0 FEET; THENCE SOUTH 50 DEGREES 41 MINUTES WEST 40,0 FEET; THENCE SOUTH 04 DEGREES 00 MINUTES WEST 98.6 FEET;THENCE SOUTH 37 DEGREES 00 MINUTES WEST 118.2 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF A 60 FOOT RADIUS ROAD CUL-DE- SAC, AND THE POINT OF TERMINATION OF THE EASEMENT, SAID POINT BEING 34.54 FEET SOUTH 69 DEGREES 53 MINUTES EAST OF THE SOUTHWEST CORNER OF SAID LOT 23, THE CENTER LINE OF SAID 10 FOOT UTILITY EASEMENT BEING DESCRIBED AS FOLLOWS; COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 23 AND RUN NORTH 88 DEGREES 36 MINUTES 03 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 23, 98.72 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 39 DEGREES 00 SECONDS WEST ALONG SAID CENTER LINE 178.03 FEET; THENCE SOUTH 41 DEGREES 30 SECONDS WEST ALONG SAID CENTER LINE, 303.50 FEET TO A POINT ON THE NORTHEAST RIGHT OF WAY OF A 60 FOOT RADIUS ROAD CUL-DE-SAC AND THE POINT OF TERMINATION OF THIS EASEMENT, SAID POINT BEING 58.21 FEET SOUTH 58 DEGREES 06 MINUTES EAST OF THE SOUTHWEST CORNER OF SAID LOT 23.

Also known as 10 Carey Court, Plumerville, AR 72127

TERMS OF SALE: On a credit of three months, provided the purchaser shall execute a commercial corporate surety bond as required by law and the order and decree of said Court in said cause, with approved security, bearing interest at the maximum legal rate per annum from date of sale until paid, and a lien being retained on the premises sold to secure the payment of the purchase money. The property will be sold subject to any and all property taxes due and payable.

GIVEN under my hand this 26 day of October, 2026.

/s/ Darlene Massingill
Darlene Massingill
Commissioner in Circuit

Prepared by:
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FOR PUBLICATION PURPOSES ONLY in the Arkansas Democrat Gazette (Sunday Only):

FIRST AND ONLY PUBLICATION DATE: November 8, 2026 (no less than 10 days before sale)

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