

COMMISSIONER'S SALE

NOTICE IS HEREBY GIVEN, pursuant to the authority and terms of sale contained in the decretal order of the Baxter County Circuit Court entered in Case No. **03CV-25-69** pending between **21st Mortgage Corporation**, Plaintiff, and **MICHAEL MILLER, et al.**, Defendants, the undersigned, as Commissioner of the Court, will offer for sale, at venue to the highest bidder, at the main entrance of the Baxter County Courthouse, One East 7th, Mountain Home, AR 72653, **on July 30, 2025, at 09:00 AM o'clock** the following-described real estate, situated in Baxter County, Arkansas, to-wit:

That part of the SE 1/4 of the NW 1/4 of Section 21, Township 20 North, Range 14 West, Baxter County, Arkansas, described as follows: Beginning at the Section line between Sections 20 and 21 on the North side of State Highway #178 (formerly Bull Shoals Access Road or Amos Road) and run thence East along the North side of the highway, making the same the line a distance of 1,800 feet to the point of beginning for the tract herein conveyed; thence continue East on along said highway, 100 feet to a point; thence North on a line parallel with the East line of SE 1/4 NW 1/4, 400 feet to a point; thence West on a line parallel with the South line of said forty directly North of the beginning point, thence South on a line parallel with the East line of this tract, 400 feet, more or less to the point of beginning, LESS a strip six feet wide East and West and twenty feet in length North and South being the Southwest corner of said tract where currently a sign exists.

Together with that certain 1993 64x14 Clayton mobile home with Vehicle Identification Number(s): CLS081492TN

More commonly known as: 2131 Highway 178, Midway, AR 72651.

TERMS OF SALE: Are as set forth within the orders and foreclosure decree of the Baxter County Circuit Court entered in Case No. 03CV-25-69, including but not limited to the following - should any successful bidder fail to perform under the instructions of the Commissioner at time of sale, then that bid shall be void and set aside. The Commissioner thereafter shall find that the subject property be awarded to the next successive highest bidder, until performance is rendered.

Also, on a credit of three months, the purchasers are required to execute a bond as required by law and the order and decree of the Court with approved security, bearing interest at the maximum rate

allowed by Arkansas law from date of sale until paid, and a lien being retained on the premises sold to secure the payment of the purchase money.

This sale is made subject to any and all stipulations made in the decretal Order filed of record on June 13, 2025. The Commissioner does not warrant title, boundary lines, taxes, and or improvements, if any, on this property in Baxter County, Arkansas.

Given under my hand this _____ day of _____, 2025.

CANDA REESE, COMMISSIONER



Case Title: 21ST MORTGAGE CORPORATION V MICHAEL MILLER ETAL

Case Number: 03CV-25-69

Type: COMMISSIONERS SALE NOTICE

So Ordered

Canda J Reese



Canda J Reese, Baxter County Circuit Clerk