

**IN THE CIRCUIT COURT OF BAXTER COUNTY, ARKANSAS
CIVIL DIVISION**

FNBC BANK

PLAINTIFF

vs.

CASE NO.: 03CV-24-389

**GABRIELA M. CORALES and
JOSE M. CORALES, JR.**

DEFENDANTS

NOTICE OF COMMISSIONER'S SALE

NOTICE IS HEREBY GIVEN, pursuant to the authority in the decretal order of the Circuit Court of Baxter County, Arkansas, entered on September 1, 2025, in case number 03CV-24-389, styled as set forth above, the undersigned, as Commissioner of the Court, will offer for sale, at public auction to the highest bidder, at the Baxter County Courthouse, #1 East Seventh Street, Mountain Home, Arkansas 72653, on October 7, 2025 at 9:15 a.m., the following described real property situated in Baxter County, Arkansas:

Part of the SE ¼ of the SW ¼ of Section 14, Township 19 North, Range 13 West, Baxter County, Arkansas, more particularly described as follows: Begin at the SE corner of said SE ¼ of SW ¼; run thence North 88 degrees 08 minutes 19 seconds West, along the South line of said SE ¼ of SW ¼, 596.42 feet to the point of intersection with the East right of way line of Arkansas Highway 5; thence run North 24 degrees 40 minutes 58 seconds West, along said right of way line, 707.00 feet to the point of beginning for the tract herein described: From the point of beginning continue North 24 degrees 40 minutes 58 seconds West, along said right of way line 195 feet; thence North 65 degrees 19 minutes 02 seconds East 330.00 feet; thence South 24 degrees 40 minutes 58 seconds East 195 feet; thence South 65 degrees 19 minutes 02 seconds West 330.00 feet to the point of beginning.

Commonly known as 3004 Highway 5 South, Mountain Home, Arkansas.

TERMS OF SALE: On a credit of ninety (90) days, the purchaser being required to execute a bond as required by law, with approved security, bearing interest at the rate of ten percent (10.0%) per annum from the date of sale until paid, and a lien being retained on the Property so to secure payment of the purchase money; provided, however, that if the plaintiff, or its successors or assigns, becomes the purchaser at such sale for an amount not in excess of the judgment, interest, and costs herein, in lieu of giving bond, the plaintiff may credit the amount of its bid, less the cost of the proceedings, including the Commissioner's fee, on the judgment herein rendered at the time of confirmation of such sale, which credit shall be an extinguishment of the judgment with respect to the Property to the extent of such credit. The Property shall be subject to all real property taxes due and payable.

This sale is made subject to any and all stipulations made in the decretal order filed of record on the 1st day of September, 2025. The Commissioner does not warrant title, boundary lines, taxes and/or improvements, if any, on the Property.

Given under my hand this 16th day of September, 2025.


COMMISSIONER

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