

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

FNBC BANK

PLAINTIFF

v.

CASE NO.: 03CV-18-344

**J&P FLASH INC. a/k/a J & P FLASH INC.
a/k/a J AND P FLASH INC. a/k/a J & P FLASH
MARKET INC.; OSCAR L. PATTERSON;
CAROL A. PATTERSON; HOLLY S. JONES;
MYLES DEWAYNE JONES; J.N.H.L.M., INC.;
ANITA C. PHILLIPS; ALLEN WILLIAMS and
GARY JOE WILLIAMS, AS CO-TRUSTEES OF
THE MAXINE WILLIAMS FAMILY TRUST;
JERRY BELL STEPHENS AND WYNELLE
ELLINGTON STEPHENS, AS CO-TRUSTEES OF
THE JERRY BELL STEPHEN AND WYNELLE
E. STEPHENS FAMILY TRUST; DICK MOONEY;
BILLIE MOONEY; and TKMH, LLC**

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 December 28, 2020, in case number 03CV-18-344, styled as set forth above, the undersigned, as Commissioner of the Court, will offer for sale, at public auction to the highest bidder, inside the main entrance of the Baxter County Courthouse, 1 East 7th Street, Mountain Home, Arkansas 72653, on March 30, 2021, at 9:00 a.m., the following described real property situated in Baxter County, Arkansas:

TRACT VI: Part of the Southeast Quarter of the Northwest Quarter (SE ¼ NW ¼) of Section Thirty-one (31), Township Twenty (20) North, Range Thirteen (13) West, Baxter County, Arkansas, described as follows: Beginning at the Southwest corner of the SE ¼ NW ¼; thence North 00° 46' 40" East 693.29 feet to a found 1-inch rod; thence South 89° 46' 46" East, 200.00 feet to a found ½ -inch pipe; thence South 00° 46' 40" West 173.41 feet to the centerline of branch for the point of beginning; thence along the Branch the following courses; South 52 ° 20' 01" East, 20.51 feet; South 66° 19' 18" East 122.12 feet; South 64° 21' 26" East 66.60 feet; North 74 ° 31' 26" East 50.06 feet; South 57° 21' 38" East 50.77 feet; South 89° 25' 41" East 49.46 feet; North 64° 05' 36" East, 60.99 feet; South 71 ° 17' 03" East 92.59 feet to the West R/W line of Sharon Drive; thence along the R/W line the following courses: South 07° 38' 23" West 191.52 feet; South 07° 23' 23" West 204.18 feet to the North R/W line of Cannie Baker Road; thence along R/W North 89° 10' 41" West 425.86 feet; thence leaving R/W line, North 00° 46' 37" East 496.11 feet to the point of beginning.

AND

Part of the Southeast Quarter of the Northwest Quarter (SE ¼ NW ¼) of Section Thirty-one (31), Township Twenty (20) North, Range Thirteen (13) West, described as follows: From the Southwest corner of the SE ¼ NW ¼; thence North 00° 58' 30" East 24.52 feet to the North R/W of Cannie Baker Road; thence South 89° 10' 41" East, along said R/W 199.51 feet to the point of beginning; thence North 01 ° 00' 48" East 233.88 feet to a 3/8 inch rebar; thence Northeasterly 20 feet to a point; thence South 01° 00' 48" West 239.09 feet to the North R/W of said road; thence West, along said R/W, 20 feet to the point of beginning.

LESS AND EXCEPT:

Part of the Southeast Quarter of the Northwest Quarter (SE ¼ NW ¼) of Section Thirty-one (31), Township Twenty (20) North, Range Thirteen (13) West, Baxter County, Arkansas, described as follows: From the Southwest corner of the SE ¼ NW ¼ thence North 00° 58' 30" East 24.52 feet to the North R/W of Cannie Baker Road; thence South 89° 10' 41" East along said R/W 199.51 feet to a 3/8-inch rebar for the point of beginning; thence leaving said R/W North 01 ° 00' 48" East, 496.11 feet to the center line of branch; thence along the center line of the branch the following South 52° 05' 20" East 20.51 feet; South 66° 05' 07" East 122.12 feet; South 64° 07' 15" East 66.60 feet; North 74° 45' 37" East 50.77 feet; South 89° 11' 30" East 22.66 feet; thence leaving branch, South 01 ° 00' 48" West 81 .75 feet to a 3/8-inch rebar; thence South 76° 14' 31" West 292.84 feet to a 3/8-inch rebar; thence South 01 ° 00" 48" West 239.09 feet to the North R/W line of Cannie Baker Road; thence North 89° 10' 41" West 20.00 feet to the point of beginning.

ALSO LESS AND EXCEPT:

Part of the Southeast Quarter of the Northwest Quarter (SE ¼ NW ¼) of Section Thirty-one (31), Township Twenty (20) North, Range Thirteen (13) West, Baxter County, Arkansas, described as follows: From the Southwest corner of the SE ¼

NW ¼; thence North 00° 58' 30" East 24.52 feet to the North line of Cannie Baker Road; thence South 89° 10' 41" East along said line 199.53 feet to a 3/8-inch rebar for the point of beginning; thence leaving said line North 00° 59' 46" East 128.38 feet to a 3/8-inch rebar; thence South 89° 29' 06" East 79.20 feet to a 3/8-inch rebar; thence South 01° 15' 28" East 33.10 feet to a 3/8-inch rebar; thence North 89° 27' 30" East 22.18 feet to a 4-inch steel post; thence South 00° 25' 38" West 96.26 feet to the North line of Cannie Baker Road; thence North 89° 10' 41" West 103.62 feet to the point of beginning.
(the "Property").

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 28th of December, 2020. The Commissioner does not warrant title, boundary lines, taxes and/or improvements, if any, on the Property.

Given under my hand this ___ day of February, 2021.

COMMISSIONER

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Arkansas Judiciary

Case Title: FNBC BANK V J & P FLASH INC ETAL

Case Number: 03CV-18-344

Type: COMMISSIONERS SALE NOTICE

So Ordered

Canda J Reese



Canda J Reese, Baxter County Circuit
Clerk