

NOTICE OF COMMISSIONER'S SALE

NOTICE IS HEREBY GIVEN, that in pursuance of the authority and directions contained in the decretal order of the Independence County Circuit Court, made and entered on the 16th day of July, 2026, in the case of

THE CITIZENS BANK

PLAINTIFF

VS.

ESTATE OF DEBBIE M. POTTER; LILLITH RUTHELLEN;
UNKNOWN HEIRS OF DEBBIE M. POTTER; AND
OCCUPANTS OF 2050 ALLEN CHAPEL ROAD,
BATESVILLE, AR 72501-7697

DEFENDANTS

(Case No. 32CV-26-195) the undersigned, as Commissioner of this Court, will on the 2nd day of September, 2026, at 10:00 a.m., offer for sale to the highest and best bidder, at the Courthouse of Independence County, Arkansas, in Batesville, Arkansas, upon the credit of three months, bearing interest at the highest legal rate from the date of sale until paid the following described real property, situated in Independence County, Arkansas, to-wit:

A tract of land being part of the Northwest Quarter of the Southeast Quarter of Section 2, Township 12 North, Range 6 West of the Fifth Principal Meridian in Independence County, Arkansas, more particularly described as follows: Commencing at the Southeast corner of said Northwest Southeast; thence North a distance of 466.6 feet; thence West a distance of 99.1 feet to the Point of Beginning on the West Right of Way of Arkansas Highway 14; thence North 79 degrees 13 minutes West a distance of 367.5 feet; thence North 00 degrees 51 minutes East a distance of 85.00 feet; thence North 85 degrees 00 minutes East a distance of 274.3 feet to a point on the West right of way of Arkansas Highway 14; thence South 25 degrees 58 minutes East along said West right of way a distance of 197.6 feet to the Point of Beginning. (Street address: 2050 Allen Chapel Road, Batesville, Arkansas 72501-7697);

The purchaser will be required to execute a Bond with approved security for the purchase price, and a lien will be retained upon said land to secure the payment thereof.

THE SALE OF THE REAL PROPERTY HEREIN IS SUBJECT TO ALL REAL AND PERSONAL PROPERTY TAXES THAT MAY BE DUE AND OWING

WITNESS my hand and seal this 21st day of July, 2026.

