

IN THE CIRCUIT COURT OF CRAWFORD COUNTY, ARKANSAS
CIVIL DIVISION

PLANET HOME LENDING, LLC

PLAINTIFF

V.

NO. 17CV-2024-906

REBECA D. STEWART; SAMUEL L. STEWART;
SECRETARY, UNITED STATES DEPARTMENT
OF AGRICULTURE; CITIBANK, N.A.; DISCOVER
BANK; and THE OCCUPANTS OF 528 MILL POND RD.,
CEDARVILLE, AR 72932

DEFENDANTS

NOTICE OF COMMISSIONER'S SALE

NOTICE is given, that pursuant to the authority contained in the decretal order of the Circuit Court of CRAWFORD County, Arkansas, entered on April 23, 2025, in a certain cause (No. 17CV-24-906) pending between PLANET HOME LENDING, LLC, Plaintiff, vs. REBECA D. STEWART; SAMUEL L. STEWART; SECRETARY, UNITED STATES DEPARTMENT OF AGRICULTURE; CITIBANK, N.A.; DISCOVER BANK; and THE OCCUPANTS OF 528 MILL POND ROAD, CEDARVILLE, AR 72932, Defendants, the undersigned Commissioner of this Court, will offer at public venue to the highest bidder, at the Front Door or entrance or the place at said venue where foreclosure sales are customarily advertised and/or conducted at the CRAWFORD County Circuit Clerks Complex in which said Court is held, 317 Main Street, Van Buren, AR 72656, within the hours prescribed by law for judicial sales on JULY 23, at the hour of 10:00A.M., the following described real property located in CRAWFORD County, Arkansas, to-wit:

APPROXIMATELY 0.93 ACRES OF THE SW1/4 NW1/4 AND APPROXIMATELY 0.49 ACRES OF THE NW1/4 NW1/4, ALL IN SECTION 12, T-10-N, R-32-W, IN CRAWFORD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SHOWN ON THIS SURVEY PLAT (SURVEYED BY CORNERSTONE SURVEYING, FOR SAMUEL & REBECA STEWART, ON 9-8-2021, JOB# 21-803): COMMENCING AT A FOUND IRON PIN FOR THE SW CORNER OF SAID NW1/4 NW1/4, THENCE ALONG THE SOUTH LINE THEREOF SOUTH 86 DEG. 28 MIN. 23 SEC. EAST 219.85 FEET TO A POINT IN AN EXISTING FENCE LINE, THENCE ALONG THE FENCE

SOUTH 06 DEG. 51 MIN. 42 SEC. EAST 0.65 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF MILL POND ROAD FOR THE TRUE POINT OF BEGINNING, THENCE CONTINUING ALONG THE FENCE, THROUGH THE FOLLOWING COURSES: SOUTH 06 DEG. 51 MIN. 42 SEC. EAST 132.00 FEET TO A FENCE CORNER POST, NORTH 83 DEG. 50 MIN. 20 SEC. EAST 136.94 FEET TO A SET IRON PIN, NORTH 83 DEG. 18 MIN. 37 SEC. EAST 62.67 FEET TO A FENCE CORNER POST, NORTH 80 DEG. 04 MIN. 55 SEC. EAST 105.30 FEET TO A SET IRON PIN, NORTH 79 DEG. 17 MIN. 37 SEC. EAST 69.68 FEET TO A SET IRON PIN, NORTH 76 DEG. 48 MIN. 08 SEC. EAST 101.37 FEET TO A FENCE CORNER POST, AND NORTH 09 DEG. 26 MIN. 58 SEC. WEST 133.86 FEET FOUND IRON PIN ON THE SOUTH RIGHT OF WAY LINE OF MILL POND ROAD, THENCE LEAVING THE FENCE, ALONG SAID R/W LINE SOUTH 74 DEG. 22 MIN. 58 SEC. WEST 9.90 FEET TO A POINT, THENCE CONTINUING ALONG A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 332.45 FEET, A RADIUS OF 1937.13 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 79 DEG. 17 MIN. 57 SEC. WEST 332.04 FEET TO A POINT, AND SOUTH 84 DEG. 12 MIN 57 SEC. WEST 127.92 FEET TO THE POINT OF BEGINNING, CONTAINING 1.42 ACRES, MORE OR LESS, SUBJECT, TO ANY EASEMENTS OR RIGHTS OF WAY OF RECORD.

TERMS OF SALE: Full payment of the purchase price the day of sale, or payment of 10.00% of the purchase price, non-refundable, plus the balance on a credit of ninety (90) days at 10.00% interest per annum on the full purchase price from the date of sale, until paid, the purchaser being required to execute a bond as required by law and the Order and Decree of the Court in said cause, with approved security, bearing interest at the rate of 10.00% per annum from the date of sale, until paid, and a lien being retained on the premises sold to secure payment of the purchase money.

GIVEN under my hand this 10th day of June, 2025.

Commissioner and Clerk of the
Circuit Court of Crawford County,
Arkansas

Mickel Law Firm, P.A.
Attorneys for Plaintiff
1501 North University, Suite 764
Little Rock, AR 72207

BY: Sharon Blount Baker

Publish this notice one time at least
10 days prior to the above sale date.

ITS: _____

A Proof of Publication is required.

