

IN THE CIRCUIT COURT OF CRAWFORD COUNTY, ARKANSAS
CIVIL DIVISION

CENTENNIAL BANK

PLAINTIFF

vs.

CASE NO. 17CV-19-33

TRAY N. GRAMLICH; KIMBERLY E. GRAMLICH, *et al.*

DEFENDANTS

NOTICE OF COMMISSIONER'S SALE

Notice is hereby given that pursuant to the authority and direction of a certain Judgment, decree and order of sale rendered in the Circuit Court of Crawford County, Arkansas, on the 20th day of August 2019, in the cause of Centennial Bank vs. Tray N. Gramlich, and Kimberly Gramlich, *et al.*, Case No. 17CV-19-33, in which Centennial Bank recovered judgment against the Defendants, in the Judgment amounts as stated, and against certain real property including that herein described, together with further interest thereon, until paid; including attorney's fees and costs and which Judgment appears of record in the proceedings of said court in the office of the Circuit Clerk and Ex Officio Recorder of Crawford County, Arkansas, and said judgment and costs not having been paid within the time required by said decree and said judgment having been declared a lien upon the real property hereinafter described and said real property ordered sold to satisfy the same.

NOW, THEREFORE, the undersigned, as Commissioner of said Court will, on the 2nd day of October 2019, at 10:00 a.m., expose for sale at public outcry to the highest bidder on a credit of three (3) months, at the front door of the Crawford County Circuit Clerk Complex, 317 Main Street, Van Buren, Arkansas, Crawford County, between the hours prescribed by law for judicial sales the following described real estate situated in said county and state, to-wit:

The West 140 feet of Lots 55 and 56, Rolling Hills Subdivision, an Addition to the City of Van Buren, Crawford County, Arkansas, according to the Plat filed October 30, 1948. Subject to Easements, Rights of Way and Covenants of record. Subject to Restrictions of record and Reservations and Conveyances of Oil, Gas and Other Minerals.

The West 140 feet of Lots 53 and 54, Rolling Hills Subdivision, an Addition to the City of Van Buren, Crawford County, Arkansas, according to the Plat filed October 30, 1948. Subject to Easements, Rights of Way and Covenants of record. Subject to Restrictions of record and Reservations and Conveyances of Oil, Gas and Other Minerals.

Lot 10, Todd Addition, an Addition to the City of Van Buren, Crawford County, Arkansas, according to the Plat filed of record January 11, 1978. Subject to Easements, Rights of Way and Covenants of record. Subject to Restrictions of record and Reservations and Conveyances of Oil, Gas and Other Minerals.

Lot 82, Oaklawn Addition, an Addition to the City of Van Buren, Crawford County, Arkansas, according to the Plat filed of record April 28, 1978. Subject to Easements, Rights of Way and Covenants of record. Subject to Restrictions of record and Reservations and Conveyances of Oil, Gas and Other Minerals.

Lot 147, Oaklawn Phase II, an Addition to the City of Van Buren, Crawford County, Arkansas, according to the Plat filed of record November 20, 1987. Subject to Easements, Rights of Way and Covenants of record. Subject to Restrictions of record and Reservations and Conveyances of Oil, Gas and Other Minerals.

Lot 85, Beverly Hills Estates, an Addition to Crawford County, Arkansas, according to the Plat filed of record January 20, 1967. Subject to Easements, Rights of Way and Covenants of record. Subject to Restrictions of record and Reservations and Conveyances of Oil, Gas and Other Minerals.

Lot 88, Oaklawn Addition, an Addition to the City of Van Buren, Crawford County, Arkansas, according to the Plat filed of record April 28, 1978. Subject to Easements, Rights of Way and Covenants of record. Subject to Restrictions of record and Reservations and Conveyances of Oil, Gas and Other Minerals.

Lot 2, Beverly Addition No. 2, an Addition to the City of Van Buren, Crawford County, Arkansas, according to the Plat filed of record January 3, 1980. Subject to Easements, Rights of Way and Covenants of record. Subject to Restrictions of record and Reservations and Conveyances of Oil, Gas and Other Minerals.

Lot 35, Beverly Addition, an Addition to the City of Van Buren, Crawford County, Arkansas, according to the Plat filed of record November 27, 1978. Subject to Easements, Rights of Way and Covenants of record. Subject to Restrictions of record and Reservations and Conveyances of Oil, Gas and Other Minerals.

Lot 1, Maple Heights, an Addition to the City of Van Buren, Crawford County, Arkansas, according to the Plat filed of record November 6, 1974. Subject to Easements, Rights of Way and Covenants of record. Subject to Restrictions of record and Reservations and Conveyances of Oil, Gas and Other Minerals.

Lot 110, Oaklawn, an Addition to the City of Van Buren, Crawford County, Arkansas, according to the Plat filed of record April 28, 1978. Subject to Easements, Rights of Way and Covenants of record. Subject to Restrictions of record and Reservations and Conveyances of Oil, Gas and Other Minerals.

The purchaser at said sale will be required to pay 10% of the purchase price down at the time of sale and to execute a bond with sufficient sureties thereon for the balance of the purchase price, bearing interest from the date of sale until paid at the rate of 10% per annum, due in three (3) months and a lien will be retained on said real property sold to secure payment of the purchase money.



SHARON L. BLOUNT-BAKER
CRAWFORD COUNTY,
COMMISSIONER

/s/ *Sharon Blount Baker*

This sale is made subject to any and all stipulations made in the decretal Order filed of record on the 20th day of August, 2019. The Commissioner does not warrant title, boundary lines, taxes and or improvements, if any, on this property in Crawford County, Arkansas.