

Publication Date: June 29, 2019

NOTICE OF COMMISSIONER'S SALE

NOTICE IS HEREBY GIVEN, that in pursuance of the authority and directions contained in the decretal Order of the Circuit Court of Crawford County, Arkansas, made and entered on the 23rd day of May, 2019, and filed on May 23, 2019, in a certain cause number 17CV-19-34 I, then pending therein between VANDERBILT MORTGAGE AND FINANCE, INC., Plaintiff, versus BRITTANY RENEE MAGGARD and DEWAYNE EUGENE MAGGARD, II, Wife and Husband; CREDIT ACCEPTANCE CORPORATION; and TIMOTHY BANFIELD and MARY BANFIELD, Husband and Wife, Defendants, the undersigned, as Commissioner of said Court, will offer for sale at public vendue to the highest bidder, at the Crawford County Circuit Clerk Complex, 317 Main Street, Van Buren, Arkansas 72956, County of Crawford, at 10:15 o'clock a.m. on Wednesday, the 10th day of July, 2019, the following described property situated in Crawford County, Arkansas, to-wit:

Part of the NW ¼ of the SW ¼ of Section 4, Township 11 North, Range 29 West, Crawford County, Arkansas, being more particularly described as follows: Commencing at an existing iron pin marking the Northeast corner of said NW ¼ SW 1/4; thence South 02 degrees 46 minutes 31 seconds West, 417.40 feet; thence North 87 degrees 12 minutes 29 seconds West, 489.40 feet to an existing rebar at the Northeast corner of a previous 4.0 acre survey by R.L.S. 1148; thence South 02 degrees 46 minutes 31 seconds West, along the East line thereof, 208.70 feet to an existing rebar marking the Southeast corner of said previous survey for a point of beginning; thence South 02 degrees 45 minutes 03 seconds West,

208.70 feet to a found ½ inch rebar; thence North 87 degrees 13 minutes 46 seconds West, 417.40 feet to a found ½ inch rebar; thence North 02 degrees 45 minutes 03 seconds East, 208.70 feet to a found ½ inch rebar on the South line of said previous survey; thence South 87 degrees 13 minutes 46 seconds East, along said South line, 417.40 feet to the Point of Beginning. 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.

Also:

Part of the Northwest Quarter of the Southwest Quarter & Part of the Southwest Quarter of the Southwest Quarter of Section 4, Township 11 North, Range 29 West, Crawford County, Arkansas, being more particularly described as follows: Commencing at an existing iron pin marking the Northeast corner of said NW ¼ SW 1/4; thence South 02 degrees 46 minutes 31 seconds West, 417.40 feet; thence North 87 degrees 12 minutes 29 seconds West, 489.40 feet to an existing rebar at the Northeast corner of a previous 4.0 acre survey by R.L.S. 1148; thence South 02 degrees 46 minutes 31 seconds West, along the East line thereof, 208.70 feet to an existing rebar marking the Southeast corner of said previous survey; thence South 02 degrees 45 minutes 03 seconds West, 208.70 feet to a found ½ inch rebar for a point of beginning; South 02 degrees 51 minutes 33 seconds West, 60.51 feet; thence South 03 degrees 15 minutes 29 seconds East, 436.51 feet; thence South 86 degrees 44 minutes 31 seconds West, 30.00 feet; thence North 03 degrees 15 minutes 29 seconds West, 438.09 feet; thence North 02 degrees 46 minutes 31 seconds East, 62.08 feet; thence South 87 degrees 13 minutes 46 seconds East, 30.09 feet to the Point of Beginning. 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,

And including a 2006 Champion mobile home, VIN 021013460AB000H (the "Mobile Home"),

More commonly known as 15807 Old Locke Road, Mountainburg, AR 72946,

(the "Mortgaged Property"),

in Crawford County, Arkansas.

TERMS OF SALE: On a credit of three (3) months, the purchaser being required to execute a bond as required by law and the Order and Decree of said Court in said cause, with approved security, bearing interest at the rate of 10% per annum from date of

sale until paid, and a lien being retained on the premises sold to secure the payment of the purchase money.

This sale is made subject to any and all stipulations made in the decretal Order filed of record on May 23, 2019. The Commissioner does not warrant title, boundary lines, taxes and/or improvements, if any, on this property in Crawford County, Arkansas.

Given under my hand this 3rd day of June, 2019.

SHARON L. BLOUNT-BAKER
CIRCUIT COURT CLERK

By: Sharon Blount Baker

BILL: Hon. J. Gregory Magness
Hardin, Jesson & Terry, PLC
P.O. Box 10127
Fort Smith, AR 72917-0127
(479) 452-2200

