

IN THE CIRCUIT COURT OF CRAWFORD COUNTY, ARKANSAS
CIVIL DIVISION

CITIZENS BANK & TRUST COMPANY

PLAINTIFF

VS.

CASE NO.: 17CV-18-565

BILL M. ROGERS, CLAUDIA M. ROGERS
BILL ROGERS, MIRANDA RESINOS,
DILLION ROGERS, BRANDON ROGERS,
CHANCE MCGHEE, UNKNOWN HEIRS,
AND UNKNOWN TENANTS

DEFENDANTS

NOTICE OF COMMISSIONER'S SALE

PURSUANT TO the Decree of Foreclosure entered on May 26, 2019, in the Circuit Court for Crawford County, AR, Case No. 17CV-18-565. *Citizens Bank & Trust Company Van Buren, Arkansas v. Bill M. Rogers; Claudia M. Rogers; Bill Rogers; Miranda Resinos; Dillion Rogers; Brandon Rogers; Chance McGhee; Unknown Heirs; and Unknown Tenants of 8031 Old Concord Road, Alma, Arkansas 72921*, the undersigned will, on Wednesday, July 10, 2019 at 10:30 A.M. CDT, sell to the highest and best bidder the real property located at 8031 Old Concord Road, Alma, Arkansas, 72921, the same being:

A PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 9 NORTH, RANGE 31 WEST CRAWFORD COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT POINT 21 4 FEET WEST OF THE SOUTHEAST CORNER OF THE ABOVE SAID

NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, THENCE WEST 137 6 FEET, THENCE NORTH 00 DEGREES 14 MINUTES 35 SECONDS EAST 625 FEET MORE OR LESS TO THE SOUTH RIGHT OF WAY LINE OF A COUNTRY ROAD, THENCE EAST ALONG SAID RIGHT OF WAY 129 2 FEET, THENCE SOUTH 00 DEGREES 29 MINUTES 10 SECONDS EAST 625 FEET MORE OR LESS TO THE POINT OF BEGINNING.

Commonly known as 8031 Old Concord Road, Alma, Arkansas, 72921.

The sale will take place at the Crawford County Circuit Clerk Complex located at 317 Main Street, Van Buren, Arkansas 72956.

The terms of the sale shall be as follows:

The subject property will be sold on a credit of three (3) months; the purchaser may execute a bond, with a commercial corporate surety, bearing interest from the sale until payment at the maximum rate allowed by law: and the payment of the judgment shall be secured by a lien upon the subject property.

Should the Plaintiff, Citizens Bank & Trust Company, become the purchaser at the sale for an amount that exceeds of its judgment, interest, costs, and attorneys' fees, in lieu of giving bond, the Plaintiff may credit the amount of its bid, less the costs of these proceedings, including the Commissioner's fee, on the judgment. This credit shall extinguish Plaintiff's judgement to the extent of the credit.

Should Plaintiff's bid exceed the amount of the judgment, costs and attorneys' fees, Plaintiff shall be required to give bond only for any resulting surplus of funds. Any surplus from the sale over and above the judgment, interests, cost, and attorneys' fees shall be paid to the Crawford County Circuit Court Clerk.

The sale will constitute a permanent bar to all right of redemption, dower, curtesy, homestead, and possession which any parties might claim as to the subject real property. The real property hereinabove described is indivisible and it cannot be divided without materially impairing its value or the value of Plaintiff's lien thereon and said real property shall be sold as a whole.

Upon confirming of the sale, the sale of this property shall be in bar of all right of redemption or equity of redemption whether statutory or otherwise. The property and any improvements shall be taken in "as is" condition by the buyer with no warranties or representations as to the condition of the premises or the title.

This sale is made subject to any and all stipulations made in the decretal Order filed of record on May 26, 2019. The Commissioner does not warrant title, boundary lines, taxes and or improvements, if any, on this property in Crawford County, Arkansas.

Announcements made on day of sale take precedence over printed advertisement.

This sale is subject to confirmation by the Crawford County Circuit Court.

COMMISSIONER

By: Sharon Blount-Baker

Sharon Blount-Baker, Clerk & Ex-Officio Recorder

Crawford County Circuit Court

317 Main Street

Van Buren, AR 72956

(479) 474-1821 | (479) 471-0622 fax



PREPARED BY:

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Print Date : June 29, 2019