

**Publication Date: April 11, 2020**

**NOTICE OF COMMISSIONER'S SALE**

NOTICE IS HEREBY GIVEN, that pursuant to the authority and directions contained in the Decree of Foreclosure of the Circuit Court of Crawford County, Arkansas, made and entered on the 5<sup>th</sup> day of March, 2020, in Case Number 17CV-20-43, then pending therein between Farmers Bank, Plaintiff and Christopher Kopp and Larry Walther, Defendants, the undersigned, as Commissioner of said Court, will offer for sale at public venue to the highest bidder, at the Crawford County Circuit Clerk Complex, 317 Main Street, Van Buren, Arkansas, at 10:00 a.m. on April 22, 2020, the following described real estate, to-wit:

Part of the NW¼ of Section 24, Township 9 North, Range 32 West, of the Fifth Principal Meridian, Crawford County, Arkansas, being more particularly described as follows: COMMENCING at the Northwest Corner of Block 3, Vista Place Addition to the City of Van Buren, Arkansas; thence North 00 degrees 40 minutes 11 seconds East, 60.00 feet; thence South 89 degrees 18 minutes 49 seconds East, 125.00 feet to the Point of Beginning; thence North 00 degrees 40 minutes 11 seconds East 228.00 feet; thence South 89 degrees 18 minutes 49 seconds East, 14.00 feet; thence South 00 degrees 40 minutes 11 seconds West, 54.00 feet; thence South 82 degrees 11 minutes 50 seconds East, 178.00 feet; thence South 02 degrees 46 minutes 32 seconds West 153.00 feet; thence North 89 degrees 19 minutes 49 seconds West, 185.00 feet to the Point of Beginning. Less and except public roads and rights of way.

(also known as 111 Sherwood Drive, Van Buren, Arkansas, 72956)

**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 ten (10%) per cent 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 Decree of Foreclosure dated March 5, 2020. The Commissioner does not warrant title, boundary lines, taxes and or improvements if any, on the property in Crawford County, Arkansas.

Given under my hand this 16<sup>th</sup> day of March, 2020.

SHARON BLOUNT-BAKER, COMMISSIONER

Sharon Blount-Baker

BILL: Mark Moll  
JONES, JACKSON, MOLL,  
McGINNIS & STOCKS, PLC  
P. O. Box 2023  
Fort Smith, AR 72902-2023

