

FILED  
CRAWFORD COUNTY  
CIRCUIT CLERK  
SHARON FLOUNT-BAKER

2020 AUG 26 AM 11:16

IN THE CIRCUIT COURT OF CRAWFORD COUNTY, ARKANSAS  
CIVIL DIVISION

TODAY'S BANK

PLAINTIFF

v.

Case No. 17CV-17-609

MICHAEL BURKHOLDER;  
RUTH BURKHOLDER; AND  
CAPITAL ONE BANK (USA), N.A.

DEFENDANTS

**FIRST ALIAS 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 12th day of February 2018, in the cause of Today's Bank vs. Michael Burkholder; Ruth Burkholder; and Capital One Bank (USA), N.A., Case No. 17CV-17-609, in which Today's Bank recovered judgment against the Defendants in the Judgment amounts as stated, and against the real property 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 in said county; 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, said real property has been ordered sold to satisfy the same.

NOW, THEREFORE, the undersigned, as Commissioner of said Court will, on the 7<sup>th</sup> day of October, 2020, at 10:15 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, Crawford County, Arkansas, between the hours prescribed by law for judicial sales the following described real estate situated in said county and state, to-wit:

**Tract One:**

Lots Five and Six, Block Nine, Original Town of Mulberry, Arkansas, being part of the Southwest Quarter of the Northeast Quarter of Section Thirty-Five, Township Ten North, Range Twenty-Nine West.

**Tract Two:**

Part of Lot 1, Block 14, Original Town of Mulberry, Arkansas, more particularly described as follows: Beginning 30 feet East and 182 1/2 feet South (measurements from South edge of concrete sidewalk) of the Northeast Corner of Block 5 of the Original Town of Mulberry, Arkansas, Third and Center Streets, thence East 50 feet; thence South 40 feet; thence West 50 feet; thence North 40 feet; thence North 40 feet to the Place of Beginning.

Also: A Part of the SW ¼ of the NE ¼ of Section 35, Township 10 North, Range 29 West, Crawford County, Arkansas, being more particularly described as follows: Commencing at the Northeast Corner of Block 5 of the Original Town of Mulberry, thence East 30 feet; thence South 00 Degrees 49 Minutes East, 182.5 feet, thence North 89 Degrees 49 Minutes East, 50.0 feet to the Point of Beginning, thence continue North 89 Degrees 49 Minutes East 50.0 feet, thence South 01 Degrees 22 Minutes West 118.0 feet, thence South 89 Degrees 49 Minutes West 100.0 feet, thence North 01 Degrees 22 Minutes East 78.0 feet, thence North 89 Degrees 49 Minutes East 50.0 feet, thence North 01 Degrees 22 Minutes East, 40.0 feet to the Point of Beginning.

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.

This sale is made subject to any and all stipulations made in the decretal Order filed of record on February 12, 2018. The Commissioner does not warrant title, boundary lines, taxes and or improvements, if any, on this property in Crawford County, Arkansas.

SHARON L. BLOUNT-BAKER  
CRAWFORD COUNTY COMMISSIONER *Circuit Clerk*  
/s/ Sharon Blount-Baker

