

IN THE CIRCUIT COURT OF CRAWFORD COUNTY, ARKANSAS

UNITED STATES OF AMERICA, acting through
THE RURAL DEVELOPMENT, UNITED
STATES DEPARTMENT OF AGRICULTURE

PLAINTIFF

VS.

NO: 17CV-20-45

KYLE J. FRENCH AND ADELAIDE E. FRENCH

DEFENDANTS

NOTICE OF COMMISSIONER'S SALE

NOTICE IS HEREBY GIVEN that pursuant to the authority and directions contained in the Default Foreclosure Decree of the Circuit Court of Crawford County, Arkansas, entered August 3, 2020, by the Honorable Gary Cottrell, Crawford County Circuit Judge, the undersigned, as Commissioner appointed by the Court in the Default Foreclosure Decree, will offer for public sale to the highest bidder at a place in proximity to the front door or entrance of the Crawford County Circuit Clerk Complex, 317 Main Street, Van Buren, AR 72956, within the hours prescribed by law for judicial sales, on Wednesday, October 7, 2020, at 10:00 a.m., the property with a postal address of 2530 Park Ave., Van Buren, Arkansas 72956, and as more fully described as follows:

Lot 133, Forest Oaks, an Addition to the City of Van Buren, Crawford County, Arkansas, according to the Plat filed of record August 21, 2007. Subject to Easements, Rights of Way and Covenants of record. Subject to Reservations, Restrictions and Conveyances and Reservations of Oil, Gas and Other Minerals.

(the "Property").

TERMS OF SALE: On a credit of 30 days, the purchaser being required to execute a bond as required by law and the Default Foreclosure Decree, with approved security, and a lien shall be retained on the Property to secure the purchase price. Any questions should be directed

to Plaintiff's counsel, Stephen B. Niswanger, Esq., NISWANGER LAW FIRM PLC, 212 Center St., 6th Floor, Little Rock, AR 72201 (501) 353-1158.

All interested parties should comply with COVID-19 Social Distancing Recommendations in place at the time of the sale. The sale is made subject to any and all stipulations made in the Default Foreclosure Decree entered on the 24th day of January, 2020. The Commissioner does not warrant title, boundary lines, taxes, or improvements, if any, on this Property in Crawford County, Arkansas.

Given under my hand this 13th day of August 2020.

CRAWFORD COUNTY CIRCUIT CLERK,
COMMISSIONER

By: Sharon Blount Balcer

