

COMMISSIONER'S SALE NOTICE

NOTICE IS HEREBY GIVEN that pursuant to the authority and directions contained in the decretal order of the Circuit Court of Crawford County, Arkansas, made and entered on October 5, 2021, in a certain cause (No. 17CV-21-41) then pending between U.S. Bank National Association, as Trustee, as successor to Firststar Trust Company, as Trustee, for Manufactured Housing Contract Senior/Subordinate Pass-Through Certificate Trust 1997-3, Plaintiff, and Karla J Morse, *et al.*, 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, located at 317 Main Street, Van Buren, Arkansas 72956, within the hours prescribed by law for judicial sales, on November 17, 2021 at 10:00 AM, the following-described real estate, situated in Crawford County, Arkansas:

Part of the Southwest Quarter of the Northeast Quarter of Section 20, Township 10 North, Range 30 West, Crawford County, Arkansas, being more particularly described as follows: Commencing at an existing iron pin marking the Southeast corner of the Southwest Quarter of the Northeast Quarter; thence along the East line of said Forty, North 00°40'47" West, 849.06 feet to an existing iron pin on the West Right-of-Way line of a County Road and the Point of Beginning; thence South 84°38'33" West, 355.51 feet to an existing iron pin and fence corner; thence along an existing fence line, North 00°56'25" West, 165.00 feet to an existing iron pin and fence corner; thence along said fence line, North 89°03'35" East, 355.08 feet to an existing fence corner and an existing iron pin on the West Right-of-Way line of a County Road; thence along said Right-of-Way line, South 00°40'47" East, 137.64 feet to the Point of Beginning.

Also known as 4601 Orchard Brook Lane, Alma, AR 72921

348290



TERMS OF SALE: On a credit of three months, provided the purchaser shall execute a commercial corporate surety bond as required by law and the order and decree of said Court in said cause, with approved security, bearing interest at the maximum legal rate 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. The property will be sold subject to any and all property taxes due and payable. This sale is made subject to any and all stipulations made in the decretal Order filed of record on October 5, 2021. 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 19th day of October,
2021.

Sharon Blount Baker
Sharon Blount-Baker
Commissioner in Circuit

Prepared by:

WILSON & ASSOCIATES, P.L.L.C.
400 West Capitol Avenue
Suite 1400
Little Rock, AR 72201
(501) 219-9388



By:

N Miller

Jillian Wilson (2014047)
Nakisha Miller (2019056)
Attorneys for Plaintiff

FOR PUBLICATION PURPOSES ONLY in the *Southwest Times Record*:

FIRST AND ONLY
PUBLICATION DATE: _____ (no less than 10 days before sale)