

NOTICE OF COMMISSIONER'S SALE

NOTICE IS HEREBY GIVEN, that in pursuance of the authority and directions contained in the decretal Order of the Circuit Court of Crawford County, Arkansas, Domestic Relations Division thereof, made and entered on the 11th day of April, 2022, and recorded on the 12th day of April, 2022 in a certain cause number 17DR-20-385, then pending therein between CAROL SHARRAH, Plaintiff, and RICKY SHARRAH, Defendant, the undersigned, as Commissioner of said Court, will offer for sale at public venue to the highest bidder, at the front door or entrance of the Crawford County Courthouse in Van Buren, Arkansas in which said Court is held, in Crawford County, at 10:00 a.m. on Friday, the 6th day of May, 2022, the following described property situated in Crawford County, Arkansas, to-wit:

Lots 9 & 10 of Greenhill Estates.

The physical address of which is: 1709 Sharrah Lane, Van Buren, Arkansas.

This sale is made subject to any and all stipulations made in the decretal Order filed of record on April 12, 2022. The Commissioner does not warrant title, boundary lines, taxes and or improvements, if any, on this property in Crawford County, Arkansas.

TERMS OF SALE: Cash or on a credit for three (3) months, 10% cash down at sale and letter of credit from a financial institution. The extension of credit shall be represented by the execution of the note bearing interest and corporate surety bond as required by law in said cause and presented to the Commissioner and shall bear interest at the rate of 10.00% per annum from the date of the sale until paid, and a lien being

retained on the premises sold to secure the payment of the purchase money and purchaser shall be responsible for all costs to transfer title including any applicable revenue stamps for the Commissioner's Deed.

Given under my hand this 13th day of April, 2022.

Sharon Blount Baker
Sharon L. Blount-Baker, Commissioner

