

**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 August 28, 2023, in a certain cause (No. 17CV-22-518) then pending between CAG National Fund I LLC, Plaintiff, and Nick Yount, *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 October 18, 2023 at 10:00 AM, the following-described real estate, situated in Crawford County, Arkansas:

PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 12 NORTH, RANGE 30 WEST, CRAWFORD COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN EX[STING REBAR ON THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER. THENCE NORTH 87 DEGREES 32 MINUTES 11 SECONDS WEST, 75.46 FEET TO AN EXISTING IRON PIN. THENCE NORTH 03 DEGREES 22 MINUTES 21 SECONDS EAST, 627.24 FEET TO AN EXISTING IRON PIN. THENCE NORTH 86 DEGREES 52 MINUTES 31 SECONDS WEST, 232.95 FEET TO AN EXISTING IRON PIN. THENCE NORTH 63 DEGREES 04 MINUTES 04 SECONDS WEST, 214.23 FEET TO THE EASTERLY EIGHT OF WAY LINE OF A COUNTY ROAD. THENCE SOUTH 89 DEGREES 57 MINUTES 48 SECONDS EAST, 511.94 FEET TO A SET REBAR. THENCE SOUTH 00 DEGREES 05 MINUTES 40 SECONDS EAST, 261.81 FEET TO AN EXISTING REBAR. THENCE NORTH 89 DEGREES 56 MINUTES 49 SECONDS EAST, 225.32 FEET TO A SET

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REBAR. THENCE SOUTH 00 DEGREES 00 MINUTES 12 SECONDS EAST, 476.94 FEET TO A SET REBAR ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER. THENCE ALONG SAID SOUTH LINE, SOUTH 09 DEGREES 56 MINUTES 49 SECONDS WEST, 275.62 FEET TO THE POINT OF BEGINNING, THE SAME BEING TRACT 1 ACCORDING TO SURVEY BY SATTERFIELD LAND SURVEYORS DATED JANUARY 20, 1998.

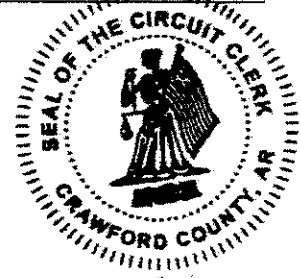
Also known as 12527 Winchester Drive, Mountainburg, AR 72946

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 August 28, 2023. 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 14<sup>th</sup> day of September, 2023.

Sharon Blount-Baker  
Sharon Blount-Baker  
Commissioner in Circuit



Prepared by:

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By: Jillian Wilson  
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Attorneys for Plaintiff

**FOR PUBLICATION PURPOSES ONLY in the *Arkansas Democrat Gazette* (Sunday Only):**

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