

**IN THE CIRCUIT COURT OF  
CRAWFORD COUNTY, ARKANSAS  
CIVIL DIVISION**

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**CITIZENS BANK & TRUST COMPANY**

**PLAINTIFF**

**V.**

**CASE NO.: 17CV-19-46**

**DAVID ROFKAHR, STEPHANIE ROFKAHR,  
RENTCO INVESTMENT PROPERTIES LLC,  
RENTCO, INC., AND ZSR ENTERPRISES LLC**

**DEFENDANTS**

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**NOTICE OF COMMISSIONER'S SALE**

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PURSUANT TO the Decree of Foreclosure entered on August 28, 2023, in the Circuit Court of Crawford, AR, Case No. 17CV-19-46. *Citizens Bank & Trust Company v. David Rofkahr, Stephanie Rofkahr, Rentco Investment Properties LLC, Rentco, Inc., and ZSR Enterprises LLC*, the undersigned will, on **November 15, 2023 at 10:00 a.m.** sell to the highest and best bidder the real property located at 2200 Blue Ridge Drive, Van Buren, Arkansas, the same being:

PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 9 NORTH, RANGE 32 WEST, CRAWFORD COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT AN EXISTING REBAR MARKING THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER. THENCE ALONG THE SOUTH LINE OF SAID FORTY, WEST 109.59 FEET TO A SET NAIL AND THE POINT OF BEGINNING THENCE CONTINUE ALONG SAID SOUTH LINE, WEST 327.67 FEET TO A SET REBAR THENCE LEAVING SAID SOUTH LINE, NORTH 139.42 FEET TO A SET REBAR THENCE EAST 162.19 FEET TO A SET NAIL ON THE CENTER LINE OF BLUE RIDGE DRIVE. THENCE ALONG SAID CENTER LINE THE FOLLOWING BEARINGS AND DISTANCES SOUTH 57 DEGREES 52 MINUTES 10 SECONDS EAST, 83.30 FEET TO A SET NAIL SOUTH 52 DEGREES 14 MINUTES 44 SECONDS EAST, 70.29 FEET TO A SET NAIL SOUTH 40 DEGREES 50 MINUTES 28 SECONDS EAST, 44.05 FEET TO A SET NAIL SOUTH 29 DEGREES 27 MINUTES 26 SECONDS EAST, 21.60 FEET TO THE POINT OF BEGINNING, CONTAINING 0.83 OF AN ACRE AND SUBJECT TO ROAD RIGHTS OF WAY AND ANY

EASEMENTS OF RECORD. ACCORDING TO SURVEY BY SATTERFIELD  
LAND SURVEYORS P.A., JOB NO. 30,532, DATED DECEMBER 9, 2003

Commonly known as 2200 Blue Ridge Drive, Van Buren, Arkansas.

The sale will take place at the Crawford County Circuit Clerk Complex located at 317 Main Street, Van Buren, Arkansas 72956.

The terms of the sale shall be as follows:

The subject property will be sold on a credit of three (3) months; the purchaser may execute a bond, with a commercial corporate surety, bearing interest from the sale until payment at the maximum rate allowed by law: and the payment of the judgment shall be secured by a lien upon the subject property.

Should the Plaintiff, Citizens Bank & Trust Company, become the purchaser at the sale for an amount that exceeds that of its judgment, interest, costs, and attorney's fees, in lieu of giving bond, the Plaintiff may credit any amount of its bid, less the costs of these proceedings, including Commissioner's fee, on the judgment. This credit shall extinguish Plaintiff's judgment to the extent of the credit.

Should Plaintiff's bid exceed the amount of the judgment, costs and attorney's fees, Plaintiff shall be required to give bond only for any resulting surplus of funds. Any surplus from the sale over and above the judgment, interests, costs, and attorney's fees shall be paid to the Crawford County Circuit Court Clerk.

The sale will constitute a permanent bar to all right of redemption, dower, curtesy, homestead, and possession which any parties might claim as to the subject real property. The real property hereinabove described is indivisible and it cannot be divided without materially impairing its value or the value of Plaintiff's lien thereon and said real property shall be sold as a whole.

Upon confirmation of the sale, the sale of this property shall be in bar of all right of redemption or equity of redemption whether statutory or otherwise. The property and any improvements shall be taken in "as is" condition by the buyer with no warranties or representations as to the condition of the premises or the title.

**This sale is subject to any and all stipulations made in the decretal Order filed on record in 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.**

Announcements made on day of sale take precedence over printed advertisement.

This sale is subject to confirmation by the Crawford County Circuit Court.

COMMISSIONER

By: Sharon Blount-Baker  
Sharon Blount-Baker, Clerk & Ex-Officio Recorder  
Crawford County Circuit Court  
317 Main Street  
Van Buren, AR 72956  
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PREPARED BY:



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