

IN THE CIRCUIT COURT OF
CRAWFORD COUNTY, ARKANSAS
CIVIL DIVISION

CITIZENS BANK & TRUST COMPANY

PLAINTIFF

V.

CASE NO.: 17CV-23-586

BOBBY E MURRAY AND VIRGINIA MURRAY,
SARAH CARTER AND ROBERT M CARTER

DEFENDANTS

NOTICE OF COMMISSIONER'S SALE

PURSUANT TO the Decree of Foreclosure entered on February 27, 2024, in the Circuit Court of Crawford, AR, Case No. 17CV-23-586. *Citizens Bank & Trust Company v. Bobby E Murray and Virginia Murray, Sarah Carter and Robert M Carter*, the undersigned will, on **April 3, 2024 at 10:00 a.m.** sell to the highest and best bidder the real property located at 3721 Village Drive, Cedarville, Arkansas, the same being:

THE EAST HALF OF TRACT 40 SHILOH VILLAGE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 10 NORTH, RANGE 32 WEST, CRAWFORD COUNTY, ARKANSAS: BEGINNING AT THE NORTHEAST CORNER OF SECTION 8, TOWNSHIP 10 NORTH, RANGE 32 WEST. THENCE SOUTH 00 DEGREES 06 MINUTES EAST, ALONG THE EAST LINE OF SAID SECTION 8, 1161.91 FEET. THENCE NORTH 89 DEGREES 52 MINUTES WEST 1452.0 FEET TO THE POINT OF BEGINNING. THENCE SOUTH 00 DEGREES 07 MINUTES EAST 300.0 FEET. THENCE NORTH 89 DEGREES 52 MINUTES WEST 363.0 FEET. THENCE NORTH 00 DEGREES 07 MINUTES WEST 300.0 FEET. THENCE SOUTH 89 DEGREES 52 MINUTES EAST 363.0 FEET TO THE POINT OF BEGINNING.

Commonly known as 3721 Village Drive, Cedarville, 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 February 27, 2024. 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
(479) 474-1821 | (479) 471-0622

PREPARED BY:


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