

IN THE CIRCUIT COURT OF CRAWFORD COUNTY, ARKANSAS
CIVIL DIVISION

**BANK OZK, formerly known
as BANK OF THE OZARKS**

PLAINTIFF

vs.

CASE NO. 17CV-23-632

**CHARLES HOSKYN, as Special
Administrator of the ESTATE OF
HOWARD DAVID EARNHART, deceased;
DARLA EARNHART; APRIL
MALCOLM; CHRISTINA EARNHART;
ZACHARY D. EARNHART; and THE
UNKNOWN HEIRS OF HOWARD DAVID
EARNHART, deceased**

DEFENDANTS

NOTICE OF COMMISSIONER'S SALE

NOTICE IS HEREBY GIVEN, that pursuant to the authority and directions contained in the decretal order of the Circuit Court of Crawford County, Arkansas, entered on May 17, 2024, in Case No. 17CV-23-632, then pending therein between Bank OZK, Plaintiff, and Charles Hoskyn, as Special Administrator of the Estate of Howard David Earnhart, Deceased, Darla Earnhart, April Malcolm, Christina Earnhart, Zachary D. Earnhart and the Unknown Heirs of Howard David Earnhart, deceased, the undersigned, as Commissioner of said Court, will offer for sale at public venue to the highest bidder, at 317 Main Street, Van Buren, AR 72957, within the hours prescribed by law for judicial sales, on the 10th day of July, 2024 at 10:30 a.m., the following described real estate, to-wit:

Part of the Southeast Quarter of the Northwest Quarter of Section 15, Township 11 North, Range 31 West, Crawford County, Arkansas, more particularly described as follows: Beginning at a point 545 feet South of the Northeast corner of the Southeast Quarter of the Northwest Quarter; thence West 320 feet; thence South 346 feet; thence East 320 feet; thence North 346 feet to the point of beginning.

TERMS OF SALE: Such sale will be at public auction to the highest bidder for cash or upon credit of three (3) months, provided that if the sale is upon credit, ten percent (10%) of the purchase price, non-refundable, shall be given to the Commissioner on the date of sale, and the balance of the purchase price shall bear interest from the date of the sale until paid at the highest rate allowed by law; provided, however, that if Bank OZK is the highest bidder at the time of

such foreclosure, Bank OZK may pay the purchase price by credit given upon the judgment granted Bank OZK, except as to the cost of sale. The above-described real property will be sold "as is" with no representations or warranties of any kind.

All interested parties should comply with COVID-19 Social Distancing Recommendations in place at the time of the sale.

The sale is made subject to any and all stipulations made in the Decretal Order filed of record on the 17th day of May, 2024. The Commissioner does not warrant title, boundary lines, taxes and or improvements, if any, on this property or properties in Crawford County, Arkansas.

GIVEN under my hand this 28th day of May, 2024.

SHARON BLOUNT-BAKER,
Commissioner

By: Sharon Blount Baker

Printed Name Sharon Blount Baker

Title: Circuit Clerk

NEWSPAPER..... ARKANSAS DEMOCRAT GAZETTE
PUBLISH ONCE.....AT LEAST TEN (10) DAYS PRIOR TO DATE OF SALE

BILL ATTORNEY:

Grant E. Fortson
Lax, Vaughan, Fortson, Rowe & Threet, P.A.
Cantrell West Building
11300 Cantrell Road, Suite 201
Little Rock, Arkansas 72212