

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

**BOYN EUGENE MORRIS,
SUSAN J. MORRIS,
SUSAN WILSON successor to David Lee Wilson**

PLAINTIFF

V.

CASE NO.: 17CV-24-204

**DANIEL RYAN DOLLARD
REBECCA DOLLARD
UNKNOWN OCCUPANTS**

DEFENDANTS

NOTICE OF COMMISSIONER'S SALE

PURSUANT TO the Decree of Foreclosure entered on May 2, 2024, in the Circuit Court of Crawford, AR, Case No. 17CV-24-204, *Boyn Eugene Morris, Susan J. Morris, and Susan Wilson v. Daniel Ryan Dollard Rebecca Dollard, and Unknown Occupants*, the undersigned will, on **July 10, 2024, at 10:00 a.m.** sell to the highest and best bidder the real property located at 305 Dogwood Street, Mountainburg, Arkansas, the same being:

TRACT 1

PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 11 NORTH, RANGE 30 WEST, CRAWFORD COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT AN EXISTING IRON PIN MARKING THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER. THENCE ALONG THE EAST LINE OF SAID FORTY, SOUTH 01 DEGREE 11 MINUTES 23 SECONDS WEST, 104.5 FEET. THENCE LEAVING SAID EAST LINE, NORTH 66 DEGREES 00 MINUTES 05 SECONDS WEST, 324.00 FEET TO THE EASTERLY RIGHT OF WAY LINE OF A COUNTY ROAD. THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING BEARINGS AND DISTANCES: SOUTH 25 DEGREES 44 MINUTES 28 SECONDS WEST, 306 FEET TO AN EXISTING IRON PIN. SOUTH 25 DEGRESS 00 MINUTES 00 SECONDS WEST, 175.90 FEET. THENCE LEAVING SAID RIGHT OF WAY LINE, SOUTH 85 DEGREES 57

MINUTES 07 SECONDS EAST, 173.46 FEET TO SET REBAR AND THE POINT OF BEGINNING. THENCE NORTH 13 DEGREES 07 MINUTES 59 SECONDS EAST, 53.28 FEET TO A SET P/K NAIL ON THE CENTER LINE OF DOGWOOD LANE. THENCE ALONG SAID CENTERLINE THE FOLLOWING BEARINGS AND DISTANCES: NORTH 84 DEGREES 09 MINUTES 49 SECONDS EAST 40.41 FEET TO AN EXISTING RAILROAD SPIKE. SOUTH 73 DEGREES 52 MINUTES 30 SECONDS EAST 49.00 FEET TO AN EXISTING P/K NAIL. SOUTH 45 DEGREES 02 MINUTES 47 SECONDS EAST 76.10 FEET TO AN EXISTING P/K NAIL. THENCE LEAVING SAID CENTER LINE, NORTH 85 DEGREES 57 MINUTES 07 SECONDS WEST, 153.74 FEET TO THE POINT OF BEGINNING, SUBJECT TO ROAD RIGHTS OF WAY AND ANY EASEMENTS OF RECORD. ALSO

TRACT 2

PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 11 NORTH, RANGE 30 WEST, CRAWFORD COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT AN EXISTING IRON PIN MARKING THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER. THENCE ALONG THE EAST LINE OF SAID FORTY, SOUTH 01 DEGREE 11 MINUTES 23 SECONDS WEST, 104.50 FEET. THENCE LEAVING SAID EAST LINE, NORTH 66 DEGREES 00 MINUTES 05 SECONDS WEST, 324.00 FEET TO THE EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD. THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING BEARING AND DISTANCE: SOUTH 25 DEGREES 44 MINUTES 28 SECONDS WEST, 306.00 FEET TO AN EXISTING IRON PIN. SOUTH 25 DEGREES 00 MINUTES 00 SECONDS WEST, 175.90 FEET. THENCE LEAVING SAID RIGHT OF WAY LINE, SOUTH 85 DEGREES 57 MINUTES 07 SECONDS EAST, 173.46 FEET TO A SET REBAR AND THE POINT OF BEGINNING. THENCE SOUTH 85 DEGREES 57 MINUTES 07 SECONDS EAST, 153.74 FEET TO AN EXISTING P/K NAIL ON THE CENTERLINE OF DOGWOOD LANE. THENCE ALONG SAID CENTER LINE SOUTH 55 DEGREES 21 MINUTES 54 SECONDS EAST, 50.25 FEET TO A SET P/K NAIL. THENCE LEAVING SAID CENTER LINE, SOUTH 13 DEGREES 07 MINUTES 59 SECONDS EAST, 36.53 FEET TO AN EXISTING AXLE. THENCE NORTH 79 DEGREES 26 MINUTES 29 SECONDS WEST, 214.95 FEET TO A SET REBAR. THENCE NORTH 13 DEGREES 07 MINUTES 59 SECONDS EAST, 36.56 FEET TO THE POINT OF BEGINNING, SUBJECT TO ROAD RIGHT OF WAY AND EASEMENTS OF RECORD.

Commonly known as 305 Dogwood Street, Mountainburg, 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 Plaintiffs, Boyn Eugene Morris, Susan J. Morris, and Susan Wilson successor to David Lee Wilson, 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

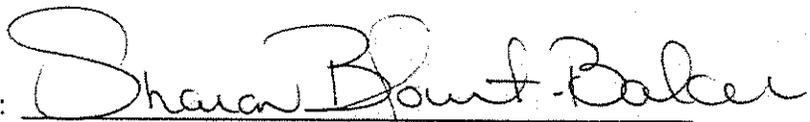
improvements shall be taken in "as is" condition by the buyer with no warranties or representations as to the condition of the premises or the title.

This sale is subject to any and all stipulations made in the decretal Order filed on record in decretal Order filed of record on May 2, 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.

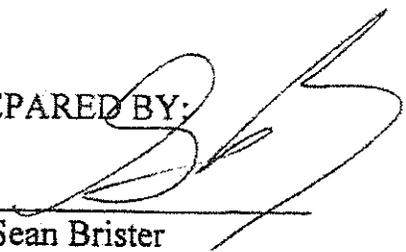
This sale is subject to confirmation by the Crawford County Circuit Court.

COMMISSIONER

By: 

Sharon Blount-Baker, Clerk & Ex-Officio Recorder
Crawford County Circuit Court
317 Main Street
Van Buren, AR 72956
(479) 474-1821 | (479) 471-0622 fax

PREPARED BY:


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