

**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 December 6, 2023, in a certain cause (No. 17CV-21-551) then pending between Arvest Bank, Plaintiff, and Willie Lowery, et al., Defendant, the undersigned, as Commissioner of said Court, will offer for sale at public venue to the highest bidder, at the Crawford County Courthouse in which said Court is held, located in Van Buren, Arkansas, within the hours prescribed by law for judicial sales, on August 7, 2024 at 10:30 AM, the following described real estate, situated in Crawford County, Arkansas:

THE NORTH 24.00 FEET OF LOT 6 AND ALL OF LOT'S 7 AND 8, BLOCK 4, VISTA PLACE, AN ADDITION TO THE CITY OF VAN BUREN, CRAWFORD COUNTY, ARKANSAS, ACCORDING TO PLAT FILED DECEMBER 27, 1906 AS PLAT "A" - 113A.

The property is more commonly known as 720 Alta Vista Ave, Van Buren, AR 72956.

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.

GIVEN under my hand this 14<sup>th</sup> day of June, 2024.

Sharon Blount-Baker

Sharon Blount  
Commissioner in Circuit



Approved by:

[Signature]

Matthew R. Smith (2006098)  
C. William Puddephatt, III (2021266)  
MACKIE WOLF ZIENTZ & MANN, P.C.  
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Little Rock, AR 72211