

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 January 13, 2025, in a certain cause (No. 17CV-24-523) then pending between Arvest Bank, Plaintiff, and Randy J. Trent and Jamie Trent, 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 March 26, 2025 at 10:00 AM, the following described real estate, situated in Crawford County, Arkansas:

PART OF THE NORTHWEST QUARTER SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 9 NORTH, RANGE 31 WEST, CRAWFORD COUNTY, ARKANSAS MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 845.0 FEET SOUTH OF THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 52 MINUTES 25 SECONDS EAST, 960.0 FEET TO THE CENTER OF AN EXISTING BRANCH; THENCE SOUTH 15 DEGREES 31 MINUTES 59 SECONDS EAST, ALONG THE CENTER OF SAID BRANCH, 130.7 FEET; THENCE SOUTH 89 DEGREES 52 MINUTES 25 SECONDS WEST, 995.0 FEET TO THE WEST LINE OF SAID FORTY; THENCE NORTH, ALONG SAID WEST LINE 126.0 FEET TO THE POINT OF BEGINNING. SUBJECT TO EASEMENTS, RIGHTS OF WAY AND COVENANTS OF RECORD. SUBJECT TO RESTRICTIONS OF RECORD AND RESERVATIONS AND CONVEYANCES OF OIL, GAS AND OTHER MINERALS.

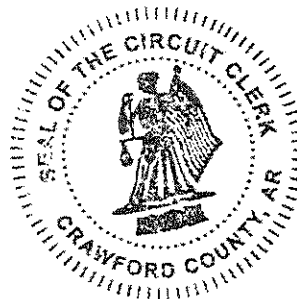
The property is more commonly known as 631 Mays Branch Road, Van Buren, AR 72956.

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.

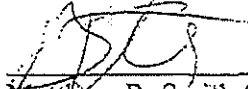
GIVEN under my hand this 24th day of January, 2025.



Sharon Blount-Baker
Commissioner in Circuit



Approved by:



Matthew R. Smith (2006098)
C. William Puddephatt, III (2021266)
MACKIE WOLF ZIENTZ & MANN, P.C.
Redding Building
1701 Centerview Drive, Suite 207
Little Rock, AR 72211