

IN THE CIRCUIT COURT OF CRAWFORD COUNTY, ARKANSAS
CIVIL DIVISION

UNITED BUILT HOMES, L.L.C.

PLAINTIFF

V.

CASE NO: 17CV-25-274

JOHN RUSH and
REBECCA RUSH

DEFENDANTS

NOTICE OF COMMISSIONER'S SALE

NOTICE IS GIVEN, that in pursuance of the authority contained in the Foreclosure Decree of the Crawford County Circuit Court, entered on June 2, 2025, (the "Decree"), the undersigned, as Commissioner, will offer for sale at public venue to the highest bidder, in the courthouse lobby of the Crawford County Courthouse, in Van Buren, Arkansas, within the hours prescribed by law for judicial sales at 10:30 AM on Wednesday, July 23, 2025 the following described real estate, situated in Crawford County, Arkansas to-wit and improvements thereon:

Approximately 0.47 acre of the NE 1/4 NE 1/4 and approximately 11.52 acres of the NW 1/4 NE 1/4, all in Section 17, T-10-N, R-29-W, in Crawford County, Arkansas, being more particularly described as follows:

Beginning at a found set stone for the SE Corner of said NW 1/4 NE 1/4, thence N 47°42'33" W 319.61 feet to a set iron pin, thence N 33°18'41" E 109.67 feet to a set iron pin, thence S 74°47'01" E 485.11 feet to a point on the centerline of Cattleman's Road, and from which point a set iron pin bears N 74°47'01" W 60.01 feet, thence along said centerline through the following courses:

N 53°34'00" W 261.85 feet, N 48°44'49" W 46.15 feet; N 42°41'24" W 88.81 feet; N 39°15'28" W 350.08 feet; N 39°31'37"seconds W 305.24 feet; N 37°29'05" W 38.24 feet, N 32°19'41" W 153.77 feet; N 40°07'27" W 85.07 feet and N 55°33'17" W 80.41 feet to a point from which a set iron pin bears S 00°55'07" W 63.18 feet; thence leaving the road, S 00°55'07" W 1185.19 feet to a found set stone which falls on the south line of said NW 1/4 NE 1/4, thence S 88°03'28" E 675.51 feet to the point of beginning, containing 11.99 acres more or less, subject to an easements or rights of way record.

(Street Address: 10133 Cattleman Road, Mulberry, Arkansas 72947).

TERMS OF SALE: The property will be sold on a credit of three (3) months and otherwise subject to the terms of the sale set forth in the Decree. On the date of sale, the purchaser(s) shall be required to pay the full purchase price or ten percent (10%) of the purchase price, which is non-refundable, and to execute a bond, with an approved surety, to assure the payment of the purchase price, plus interest at the rate of ten percent (10%) per annum from date of sale until paid; however, said rate shall be no more than the Federal Reserve Discount Rate (or other applicable rate) plus five percent (5%). A lien shall be retained on the respective parcel as additional security for the payment of the purchase price. Any successful bidder will be responsible, if required by law, for all revenue transfer stamps for the Commissioner's Deed.

Given under my hand this 27th day of June, 2025.

CIRCUIT CLERK OF CRAWFORD COUNTY,
COMMISSIONER

By:

Sharon Blount Baker

Printed Name: Sharon Blount Baker

Prepared By:

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