

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

ARVEST BANK

PLAINTIFF

VS.

NO. 17CV-26-237

**JEFFREY SIMMONS; VANESSA
MARTINEZ YEPIZ; CURRENT SPOUSE
OF JEFFREY SIMMONS, if any;
CURRENT SPOUSE OF VANESSA
MARTINEZ YEPIZ, if any; and
OCCUPANTS OF 1750 KALEI LANE,
VAN BUREN, AR 72956, if any**

DEFENDANTS

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 August 18, 2026, in a certain cause (No. 17CV-26-237) then pending between Arvest Bank, Plaintiff, and Jeffrey Simmons and Vanessa Martinez Yepiz, Defendants, the undersigned, as Commissioner of said Court, will offer for sale at public venue to the highest bidder, at the Crawford County Circuit Clerk Complex, 317 Main Street, Van Buren, Arkansas, 72956, within the hours prescribed by law for judicial sales, on November 4, 2026 at 10:00 AM, the following described real estate, situated in Crawford County, Arkansas:

**LOT 2, KALEI, AN ADDITION TO THE CITY OF VAN BUREN, CRAWFORD
COUNTY, ARKANSAS, ACCORDING TO PLAT FILED JANUARY 27, 2005.**

**SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, AND PROTECTIVE
COVENANTS OF RECORD, IF ANY.
SUBJECT TO ALL PRIOR MINERAL RESERVATIONS AND OIL AND GAS
LEASES.**

The property is more commonly known as 1750 Kalei Lane, Van Buren, AR 72956.

This sale is made subject to any and all stipulations made in the decretal Order filed of record on August 18, 2026. The Commissioner does not warrant title, boundary lines, taxes or improvements, if any, on this property in Crawford County, Arkansas.

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 _____ day of _____, 2026.

Sharon Blount-Baker
Commissioner in Circuit

Respectfully Submitted,

MACKIE WOLF ZIENTZ & MANN, P.C.
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1701 Centerview Drive, Suite 207
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By: 

Matthew R. Smith (2006098)
Attorneys for Plaintiff



Case Title: ARVEST BANK V JEFFREY SIMMONS ETAL
Case Number: 17CV-26-237
Type: COMMISSIONERS SALE NOTICE

So Ordered

Sharon Blount Baker

Sharon Blount-Baker, Circuit Clerk Crawford County

