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17CV-26-535
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**IN THE CIRCUIT COURT OF**
**CRAWFORD COUNTY, ARKANSAS**
**CIVIL DIVISION**

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**CITIZENS BANK & TRUST COMPANY** **PLAINTIFF**

**V.** **CASE NO.: 17CV-26-535**

**ESTATE OF RICHARD WERTHMULLER ET AL** **DEFENDANTS**

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## NOTICE OF COMMISSIONER'S SALE

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**PURSUANT TO** the Decree of Foreclosure entered on October 6, 2026, in the Circuit Court of Crawford, AR, Case No. 17CV-26-535. ***Citizens Bank & Trust Company v. Estate of Richard Werthmuller ET AL,*** the undersigned will, on **November 18, at 09:30 a.m.** sell to the highest and best bidder the following land situated in Crawford County, Arkansas to-wit:

**LOTS 17-25, BLOCK 14, VISTA PLACE ADDITION, AN ADDITION TO THE CITY OF VAN BUREN, CRAWFORD COUNTY, 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 Plaintiff, Citizens Bank & Trust Company, 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 October 6, 2026. 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

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

SEAL OF THE CIRCUIT CLERK CRAWFORD COUNTY, AR

PREPARED BY:

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