

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

**PONDERS FAMILY TRUST-LANELL D. PONDER
& DANIEL H. PONDER, TRUSTEES**

PLAINTIFF

VS.

CASE NO. 03CV-22-26

**JOHAN SMITH, d/b/a WELLNESS PROPERTIES, LLC;
And WELLNESS PROPERTIES, LLC**

DEFENDANT

NOTICE OF COMMISSIONER'S SALE

NOTICE IS HEREBY GIVEN, that pursuant to the authority and directions contained in the order of the Circuit Court of Baxter County, entered on August 30, 2022, in cause No. CV-22-26 between PONDERS FAMILY TRUST – LANELL D. PONDER AND DANIEL H. PONDER, TRUSTEE, Plaintiff and JOHAN SMITH, d/b/a WELLNESS PROPERTIES, LLC and WELLNESS PROPERTIES LLC, Defendant, CANDA J. REESE the undersigned, as Commissioner of such Court, will offer for public sale to the highest bidder at the South door or entrance of the Baxter County Courthouse at 9:00 a.m. on Tuesday the 4th day of April, 2023, the following described real estate in Baxter County, Arkansas to wit:

Part of the NW1/4 of the NE1/4 and part of the NE1/4 of the NW1/4 of Section 9, Township 19 North, Range 13 West, Baxter County, Arkansas, more specifically described as follows: From the Southwest corner of said NW1/4 of the NE1/4, go North 46°20'36" West 155.47 feet to the intersection of the center line of College Street and the center line of Fourth Street, point of beginning of tract being described; then go along center line of Fourth Street, South 88°29'23" East 351.96 feet; then leaving said center line go North 02°23'46" East 188.74; then go North 88°36'00" West 13.34 feet to a chiseled "X" on a rock wall; then go North 01°16'17" East 3.00 feet to a 3/8inch rebar; then go North 88°43'43" West 10.00 feet to a 3 inch aluminum cap; then go North 88°25'44" West 332.00 feet to the center line of College Street; then go along said center line, South 01°22'04" West 192.00 feet to the point of beginning.

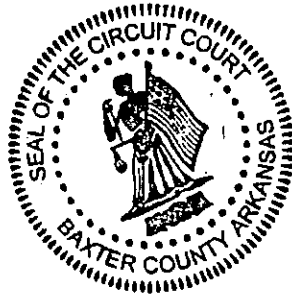
Being subject to a part of the rights of way for College and Fourth Streets.

Being shown as Land Description-Tract 1 on a survey by Consolidated Land Services, Inc. dated May 22, 2007 and filed May 30, 2007 as Instrument Number RS-154-2007.

TERMS OF SALE: On a credit of thirty (30) days, the purchaser being required to execute a bond with approved surety thereon to be approved by the Commissioner making the sale, as required by law and the order of the Court, with approved security, bearing interest at the rate of ten percent (10%) per annum from date of sale until paid, and a lien being retained on the premises sold to secure the payment of the purchaser money.

This sale is made subject to any and all stipulations made in the Order filed of record on the 30th day of August, 2022. The Commissioner does not warrant title, boundary lines, taxes and or improvements, if any, on this property in Baxter County, Arkansas.

Given under my hand this 6th day of March, 2023.



Canda J. Reese
Canda J. Reese
Commissioner/Circuit Clerk

Notice to Publisher:
Print twice once a week