

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

**ARVEST BANK, SUCCESSOR IN INTEREST BY
MERGER TO BEAR STATE BANK, FORMERLY
KNOWN AS FIRST FEDERAL BANK OF
ARKANSAS**

PLAINTIFF

vs.

NO. 03CV-22-448

JUSTIN EVANS AND JEANIE EVANS

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 Baxter County, Arkansas, made and entered on July 31, 2023, in a certain cause (No. 03CV-22-448) then pending between Arvest Bank, Successor In Interest by Merger to Bear State Bank, formerly known as First Federal Bank of Arkansas, Plaintiff, and Justin Evans and Jeanie Evans, Defendant, the undersigned, as Commissioner of said Court, will offer for sale at public venue to the highest bidder, at the Baxter County Courthouse in which said Court is held, located in Mountain Home, Arkansas, within the hours prescribed by law for judicial sales, on November 22, 2023 at 09:00 AM, the following described real estate, situated in Baxter County, Arkansas:

A part of the NE 1/4 SE 1/4 of Section 7, Township 18 North, Range 13 West, Baxter County, Arkansas, being more particularly described as follows: Commencing at the SE corner of said NE 1/4 SE 1/4, thence along the East line thereof, North 2 degrees 00 minutes 08 seconds E., 343.27 feet to an existing iron pin at the point of beginning; thence N 89 degrees 38 minutes 00 seconds W., 628.79 feet to an existing iron pin on the East right-of-way line of County Road 643; thence along said East right-of-way line N. 5 degrees 08 minutes 58 seconds E., 223.60 feet to an existing iron pin; thence leaving said road right-of-way line, N 88 degrees 43 minutes 31 seconds E., 288.43 feet to an existing iron pin; thence N 4 degrees 47 minutes 51 seconds E., 162.04 feet to an existing iron pin; thence S 62 degrees 22 minutes 38 seconds E., 355.72 feet to an iron pin set on the East line of said NE 1/4 SE 1/4; thence S 2 degrees 05 minutes 11 seconds W., 229.83 feet to the point of beginning.

The property is more commonly known as 432 County Road 643, Mountain Home, AR 72653.


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.

This sale is made subject to any and all stipulations made in the decretal Order filed of record on the 31st day of July, 2023. 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 _____ day of _____, 2023.

Canda J. Reese
Commissioner in Circuit

Approved by:



Michael Tackett (Bar #2018110)
MACKIE WOLF ZIENTZ & MANN, P.C.
Redding Building
1701 Centerview Drive, Suite 207
Little Rock, AR 72211



Case Title: ARVEST BANK ETAL V JUSTIN EVANS & JEANIE EVANS

Case Number: 03CV-22-448

Type: COMMISSIONERS SALE NOTICE

So Ordered

Canda J Reese



Canda J Reese, Baxter County Circuit Clerk