

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

ARVEST BANK

PLAINTIFF

vs.

Case No.: 03CV-22-420

THE ESTATE OF LINDA CAVINESS, Deceased;  
THE UNKNOWN HEIRS OF LINDA CAVINESS  
Deceased, If Any; THE LINDA CAVINESS LIVING  
TRUST UTA DATED MARCH 31, 2000; LARRY  
WALTHER, SECRETARY FOR THE ARKANSAS  
DEPARTMENT OF FINANCE & ADMINISTRATION;  
The Tenants of 119 Nubbin Ridge Rd., Lakeview, AR, If Any;  
The Unknown Spouse of Linda Caviness, Deceased, If Any

DEFENDANTS

**NOTICE OF COMMISSIONER'S SALE**

**NOTICE IS HEREBY GIVEN** that pursuant to the authority and directions contained in the Judgment and Decree of Foreclosure entered on the 3<sup>rd</sup> day of May, 2023, in Case No. 03CV-22-420 between ARVEST BANK, as plaintiff, and THE ESTATE OF LINDA CAVINESS, Deceased; THE UNKNOWN HEIRS OF LINDA CAVINESS Deceased, If Any; THE LINDA CAVINESS LIVING TRUST UTA DATED MARCH 31, 2000; LARRY WALTHER, SECRETARY FOR THE ARKANSAS DEPARTMENT OF FINANCE & ADMINISTRATION; The Tenants of 119 Nubbin Ridge Rd., Lakeview, AR, If Any; The Unknown Spouse of Linda Caviness, Deceased, If Any, as defendants, the undersigned, as Commissioner of such Court, will offer for public sale to the highest bidder on the first floor of the Baxter County Courthouse, #1 East 7th Street, Mountain Home, AR 72653, within the hours prescribed by law for judicial sales, on the 6<sup>th</sup> day of July, 2023 at 9:00 a.m., the following described real property situated in Baxter County, Arkansas:

That part of Lots 82 and 83 of the "Y" Subdivision, as shown by the recorded plat and described as follows: From the NW corner of Lot 82 run South along the West line of Lot 82, 371.1 feet to the North line of County Road, thence South 35 deg. 04' East along said road 100 feet for a point of beginning. From the point of beginning run North 52 deg. 00' East 199.6 feet to a 1" i.d. iron Pipe, thence South 38 deg. 39'

30" East 99.64 feet to a 3/8" iron rod, thence South 39 deg. 33' 10" East 100.06 feet to a 2" i.d. iron pipe, thence South 51 deg. 55' 30" West 200.6 feet to a 1" i.d. galv. Pipe on the East right of way of Nubbin Ridge Road, thence along said right of way as follows: North 39 deg. 48' West 100 feet, North 37 deg. 48' 50" West 99.98 feet to a 1" i.d. galv. Pipe and the point of beginning.

That said property has a physical address of 119 Nubbin Ridge Road, Lakeview, Arkansas 72642.

TERMS OF SALE: The purchaser will pay the full purchase price on the day of the sale or pay ten percent (10%) of the purchase price, non-refundable, with the balance due to the Commissioner, together with ten percent (10%) interest per annum from the date of the sale until fully paid, within three (3) months from the date of the sale. Prior to the commencement of bidding, any individual who shall desire to bid shall inform the Commissioner that they will pay the full purchase price in cash or they shall present a letter of credit or a bond as required by law to the Commissioner and shall receive pre-approval by the Commissioner to secure the payment of the remainder of the purchase price within three (3) months from the date of the sale. A lien shall be retained on the property sold to secure the payment of the purchase price until the balance is paid in full. The property shall be sold "as is", "where is", without warranty of any kind. The purchaser shall be responsible for the costs of the sale, as well as for any unpaid real estate taxes.

This sale is made subject to any and all stipulations made in the decretal Order filed of record on May 3, 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 May, 2023.

Electronically Issued and Signed By \_\_\_\_\_  
Canda Reese,  
Commissioner in Circuit Court



**Case Title:** ARVEST BANK V THE ESTATE OF LINDA CAVINESS ETAL

**Case Number:** 03CV-22-420

**Type:** COMMISSIONERS SALE NOTICE

So Ordered

*Canda J Reese*



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Canda J Reese, Baxter County Circuit Clerk