

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 February 27, 2024, in a certain cause (No. 03CV-23-248) then pending between Arvest Bank, Plaintiff, and Barbara Henderson and Donald Gehr Jr., 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 April 24, 2024 at 09:00 AM, the following described real estate, situated in Baxter County, Arkansas:

A part of the West Half (W1/2) of the Northwest Quarter (NW1/4) of Section 8, Township 19 North, Range 13 West, lying East of County Road No. 724 in Baxter County, Arkansas, described more particularly as follows: From the Northwest corner of Section 8, go along the West line of Section 8 South 02 degrees 14 minutes 00 seconds West 1261.18 feet to a point at the intersection with the South line of Costner Lane, then leaving the section line and go along the South side of Costner Lane South 87 degrees 36 minutes 17 seconds East 208.62 feet to the Point of Beginning of the Jeremy Biggerstaff tract, then go along the North line of the Jeremy Biggerstaff tract South 87 degrees 39 minutes 54 seconds East 209.59 feet to a one-half inch rebar in fence, then go along the fence South 02 degrees 24 minutes 14 seconds West 208.79 feet to a one-half inch rebar at a railroad tie fence corner post, then leave the fence and go North 87 degrees 37 minutes 25 seconds West 208.94 feet to a one-half inch rebar, then go North 02 degrees 14 minutes 00 seconds East 208.64 feet to the Point of Beginning.

Also, an Easement for ingress and egress along Costner Lane as it now exists, said easement being 20 feet wide and + or - 250 feet long East to West and being described more particularly as follows: From the Northwest corner of Section 8, go along the West line of Section 8, Township 19 North, Range 13 West, South 02 degrees 14 minutes 00 seconds West 1261.18 feet to the Point of Beginning of the south line of the ingress and egress easement at the intersection of Costner Lane and Freedom Lane (County Road 724), then go along the South side of existing Costner Lane South 87 degrees 36 minutes 17 seconds East 248.62 feet, then leave the south side of Costner Lane and go North 02 degrees 14 minutes 00 seconds East 20.00 feet to the north line of Costner Lane, then go along the North line of the 20 feet wide easement and Costner Lane North 87 degrees 36 minutes 17 seconds West 248.62 feet to the intersection with the West line of Section 8 and Freedom Lane (County Road No. 724), then go along the section line and County Road No. 724 South 02 degrees 14 minutes 00 seconds West 20.00 feet to the Point of Beginning of easement.

The property is more commonly known as 45 Costner Ln, 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 27th day of February 2024. The Commissioner does not warrant title, boundary line, taxes and or improvements if any, on this property in Baxter County, Arkansas.

GIVEN under my hand this _____ day of _____, 2024.

Canda J. Reese
Commissioner in Circuit

Approved by:



Matthew R. Smith (2006098)
William Puddephatt (2021266)
MACKIE WOLF ZIENTZ & MANN, P.C.
Redding Building
1701 Centerview Drive, Suite 207
Little Rock, AR 72211



Case Title: ARVEST BANK V DONALD GEHR JR ETAL

Case Number: 03CV-23-248

Type: COMMISSIONERS SALE NOTICE

So Ordered

Canda J Reese



Canda J Reese, Baxter County Circuit Clerk