

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

**ARVEST BANK**

**PETITIONER**

**v.**

**CASE NO. 03CV-24-23**

**JASON PHILLIP DENTON a/k/a JASON DENTON  
ELIZABETH ANN DENTON a/k/a ELIZABETH DENTON;  
MISS BETH PRECIOUS GARDEN LLC;  
OCCUPANTS' of 1206 East 9<sup>th</sup> Street, Mountain Home, AR 72653**

**RESPONDENTS**

**NOTICE OF SALE**

Notice is hereby given that the undersigned Commissioner appointed by the Circuit Court of Baxter County, Arkansas in cause No. 03CV-24-23 will offer for public sale the following described lands lying in Baxter County, Arkansas, to wit:

**A Part of the NE1/4 SW1/4 of Section 10, and any part (if any) of the SE1/4 NW1/4 of Section 10, in Township 10 North, Range 13 West bounded and described as follows: Beginning in the center of State Highway No. 5, where same crossess the East line of said forty, run thence West 502 feet, more or less, to the NW corner of the John M. McCormack tract, for a point of beginning for the tract herein described; run thence West 150 feet to a point; run thence South 207 feet to a point; run thence East 150 feet to a point in the West line of the John M. McCormack tract of land; run thence North along the West line of the McCormack lands 207 feet, to the center of Highway No. 5 and the point of beginning.**

**Excepting therefrom any road right of ways or portion of said lands taken by the Highway.**

Such sale will be at the front door of the Baxter County Courthouse in Mountain Home Arkansas, on May 3, 2024 at 9:00 a.m.

Sale will be to the highest bidder for cash in hand in the amount of the purchase price or on a credit of three months. All bidders must be pre-qualified subject to Petitioner's and

Commissioner's approval. Prior to the commencement of the sale, all cash buyers must present a certified cashier's check in the full amount of his/her/its bid, and all other bidders must present a letter of credit from a reputable lending institution subject to the approval of Petitioner and Commissioner. Bidders requiring financing must pay a deposit of 10% of the purchase price in cash or certified funds to the Commissioner at the time of sale and execute a proper bond, with security to be approved by the Petitioner, for payment of the balance of the purchase price payable together with interest at 10% per annum from date of sale until paid, with a lien being retained on the premises sold to secure the payment of the purchase money. The 10% deposit is nonrefundable and will be forfeited in the event the successful bidder fails to complete the purchase. The property will be sold subject to any real property taxes or assessments due on the property, and filing fees and costs of sale (including, but not limited to publication costs and commissioner's fees) shall be paid by the purchaser at said sale.

This sale is made subject to any and all stipulations made in the Decree of Foreclosure filed for record on the 9<sup>th</sup> day of April, 2024. The Commissioner does not warrant title, boundary lines, taxes and or improvements, if any, on this property in Baxter County, Arkansas.

\_\_\_\_\_  
Commissioner

Date: \_\_\_\_\_



**Case Title:** ARVEST BANK V JASON PHILIP DENTON ETAL

**Case Number:** 03CV-24-23

**Type:** COMMISSIONERS SALE NOTICE

So Ordered

*Canda J Reese*



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Canda J Reese, Baxter County Circuit Clerk