

IN THE CIRCUIT COURT OF
BENTON COUNTY, ARKANSAS

COMMISSIONER'S SALE NOTICE

Notice is given, that pursuant to the authority contained in the decretal order of the Circuit Court of Benton County, Arkansas, entered on the 4th day of June, 2014 in a certain cause No. 04CIV-2014-360-4 pending between:

ARVEST BANK, Plaintiff

VS

PARKS PROPERTY MANAGEMENT, INC.;
DIANE T. PARKS; TENANTS OF LOT 1, BLOCK 1,
AUCKLAND COMMERCIAL SUBDIVISION, BELLA
VISTA, AR; and TENANTS OF 24 BRITTEN CIRCLE,
BELLA VISTA, ARKANSAS, Defendants

The undersigned as Commissioner of this Court, will offer at public venue to the highest bidder, at the West Door or Entrance to the County Courthouse, in which said Court is held, in the city of Bentonville, Benton County, Arkansas, within the hours prescribed by law for judicial sales on the 26th day of June, 2014 at the hour of 9:15 A.M. the following described real property located in Benton County, Arkansas, to-wit:

LOT 1, BLOCK 1, AUCKLAND COMMERCIAL SUBDIVISION, BELLA VISTA VILLAGE, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT BOOK 2005 AT PAGE 632, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: A PART OF THE FRACTIONAL NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 21 NORTH, RANGE 30 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, AND BEING DESCRIBED AS FOLLOWS: COMMENCING AT A 2½ INCHES BY 34 INCHES ARKANSAS ALUMINUM CAP STAMPED AS THE CLOSING CORNER OF SECTION 16 AND SECTION 17, T-21-N, R-30-W, BEING THE CLOSING CORNER ON THE BOUNDARY LINE OF THE STATE OF ARKANSAS AND STATE OF MISSOURI FOR THE NW CORNER OF THE FRACTIONAL NW¼ OF SECTION 16, T-21-N, R-30-W; THENCE ALONG THE BOUNDARY LINE OF THE STATE OF ARKANSAS AND MISSOURI, SOUTH 88°39'27" EAST 300.12 FEET TO A SET IRON PIN FOR THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG THE BOUNDARY LINE OF THE STATE OF ARKANSAS, SOUTH 88°39'27" EAST 530.00 FEET TO AN IRON PIN SET AT THE INTERSECTION OF THE ARKANSAS STATE LINE AND THE WESTERLY RIGHT-OF-WAY LINE OF ARKANSAS STATE HIGHWAY 94; THENCE LEAVING THE STATE LINE OF ARKANSAS AND ALONG THE WESTERLY RIGHT-OF-WAY LINE OF ARKANSAS STATE HIGHWAY 94 AND ALSO ALONG A CURVE TO THE LEFT WITH A DELTA ANGLE OF 23°18'54", HAVING A RADIUS OF 756.19 FEET AND A ARC LENGTH OF 307.71 FEET, WITH A CHORD BEARING AND DISTANCE OF SOUTH 21°23'43" EAST 305.59 FEET TO AN IRON PIN AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF ARKANSAS STATE HIGHWAY 94 AND THE NORTHERLY RIGHT-OF-WAY LINE OF ARKANSAS STATE HIGHWAY 340;

THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF ARKANSAS STATE HIGHWAY 340 AND ALONG A CURVE TO THE RIGHT WITH A DELTA ANGLE OF 33°59'59", HAVING A RADIUS OF 512.06 FEET AND A ARC LENGTH OF 303.86 FEET, WITH A CHORD BEARING AND DISTANCE OF SOUTH 73°44'28" WEST 299.42 FEET TO A SET IRON PIN; THENCE LEAVING THE NORTHERLY RIGHT-OF-WAY LINE OF ARKANSAS STATE HIGHWAY 340, NORTH 07°56'28" WEST 237.61 FEET TO A SET IRON PIN; THENCE NORTH 69°58'25" WEST 343.48 FEET TO A SET IRON PIN; THENCE NORTH 01°20'34" EAST 27.85 FEET TO THE TRUE POINT OF BEGINNING.

AND

LOT 12, BLOCK 1, TOWNHOUSE TRACT #1, BELLA VISTA VILLAGE, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT RECORD "K" AT PAGE 4.

Purchaser will be required to pay full amount of bid the day of sale or ten percent down with remaining balance due in 90 days bearing interest from the date of sale.

Purchaser will also be required to give bond with approved security to secure payment of the purchase price and a lien shall be retained on property to further secure purchase price the day of the sale.

Given under my hand this 9th day of June, 2014.

BRENDA DESHIELDS, Commissioner
56071756