

**IN THE CIRCUIT COURT OF BENTON COUNTY, ARKANSAS
5th DIVISION**

**FIRST FEDERAL BANK F/K/A FIRST
FEDERAL BANK OF ARKANSAS, FA**

PETITIONER

v.

CASE NO. CV 2013-131-5

**THOMAS GREG GOURD A/K/A
THOMAS G. GOURD AND BETH ANN
GOURD A/K/A BETH A. GOURD A/K/A
BETH GOURD A/K/A BETHANY ANN
GOURD, HUSBAND AND WIFE;
THE LEADER MORTGAGE COMPANY;
ARKANSAS DEVELOPMENT FINANCE
AUTHORITY; AND
STATE OF ARKANSAS, DEPARTMENT
OF FINANCE AND ADMINISTRATION.**

RESPONDENTS

NOTICE OF SALE

Notice is hereby given that the undersigned commissioner appointed by the Circuit Court of Benton County, Arkansas in cause No. CV 2013-131-5 will offer for public sale the following described lands lying in Benton County, Arkansas, to wit:

**TRACT A. TRACT 5 PART OF THE S1/2 OF THE NE1/4 OF SECTION 31,
TOWNSHIP 20 NORTH, RANGE 32 WEST, BENTON COUNTY, ARKANSAS
AS SHOWN IN PLAT RECORD 2005, PAGE 112, AND MORE
PARTICULARLY DESCRIBED AS FOLLOWS**

**FROM THE STONE AT THE SW CORNER OF SAID S1/2 OF THE NE1/4 OF
SECTION 31, RUN THENCE NORTH 00°11'29" WEST 678.01 FEET, THENCE
NORTH 89°33'23" EAST 694.42 FEET PARTIALLY ALONG AND IN AN
ACCESS ROAD FOR THE POINT OF BEGINNING, THENCE LEAVING
SAID ROAD NORTH 00°16'42" WEST 641.79 FEET TO AN IRON PIN,
THENCE NORTH 89°43'18" EAST 347.00 FEET TO AN IRON PIN, THENCE
SOUTH 00°16'42" EAST 640.79 FEET TO THE CENTER OF SAID ROAD,**

THENCE ALONG AND IN SAID ROAD SOUTH 89°33'23" WEST 347.00 FEET TO THE POINT OF BEGINNING. SUBJECT TO THE RIGHT OF WAY OF SAID ROAD AND ANY EASEMENTS OF RECORD.

TRACT B. LOT 175, CENTERPOINT SUBDIVISION, PHASE 2, CENTERTON, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT RECORD P3 AT PAGE 156.

Such sale will be at the front door of the Benton County Courthouse in Bentonville, Arkansas, on June 5, 2013, at 10:00 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.

Brenda DeShields
Commissioner

Date:05/02/2013