

COMMISSIONER'S SALE NOTICE

Notice is hereby given that the undersigned Commissioner, pursuant to the Decree and Order of the Circuit Court of Benton County, Arkansas, which was rendered on the 19th day of November, 2013, in a case number CV 2013-872-1, pending between:

SIMMONS FIRST BANK OF NORTHWEST ARKANSAS,
Plaintiff

and

WILLIAM F. GALVAN,)
CHRISTIE L. BEGGS, ROBERT O. BEGGS, and)
WELLS FARGO BANK, N.A.,)
Defendants

The undersigned, as Commissioner of this Court, will offer at public venue to the highest bidder, at the West front door or entrance to the County Courthouse, in which said Court is held, at 102 N.E. "A" Street, in the City of Bentonville, Benton County, Arkansas, within the hours prescribed by law for judicial sales on Thursday, the 6th day of January, 2014, at the hour of 9:30 A.M., the following described real property located in Benton County, Arkansas, to wit:

PART OF THE FRACTIONAL N 1/2 OF THE NE 1/4 OF THE NW 1/4 OF SECTION 14, TOWNSHIP 21 NORTH, RANGE 28 WEST, BENTON COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS: BEGINNING 420 FEET WEST OF THE SE CORNER OF THE SAID FRACTIONAL N 1/2 OF THE NE 1/4 OF THE NW 1/4; RUNNING THENCE WEST 405 FEET; THENCE NORTH 40 RODS TO THE NORTH LINE OF THE SAID FRACTIONAL N 1/2 OF THE NE 1/4 OF THE NW 1/4; THENCE EAST 405 FEET, THENCE SOUTH 40 RODS TO THE POINT OF BEGINNING. SUBJECT TO ANY EASEMENTS OF RECORD.

TERMS OF SALE:

BIDDERS WILL BE REQUIRED TO QUALIFY WITH THE CIRCUIT CLERK PRIOR TO BIDDING. Purchase may be subject to past due and unpaid real property taxes. Purchaser will be required to pay full amount of bid the day of sale or ten percent down with remaining balance due in ninety (90) days bearing interest from the date of sale and assume liability for any unpaid and past due real property taxes. Purchaser will also be required to provide a bond or proof of security for remaining balance due the morning of the sale.

Given under my hand this 3rd day of December, 2013.

/s/BRENDA DeSHIELDS, Commissioner