

IN THE CIRCUIT COURT OF BENTON COUNTY, ARKANSAS

CORNER STONE BANK

PLAINTIFF

vs.

Case No. 04CV-14-37-4

JAMES D. WASHBURN AND CHRISTINA WASHBURN

DEFENDANT

NOTICE OF COMMISSIONER'S SALE

Notice is hereby given that pursuant to the authority and direction of a certain Judgment, decree and order of sale filed in the Circuit Court of Benton County, Arkansas, on the 27th day of February 2014, in the cause of Corner Stone Bank vs. James D. Washburn and Christina Washburn, Case No. 04CV-14-37-4, in which Corner Stone Bank recovered judgment against the Defendants, in the Judgment amounts as stated, and against the real property herein described, together with further interest thereon, until paid; including attorney's fees and costs and which Judgment appears of record in the proceedings of said court in the office of the Circuit Clerk and Ex Officio Recorder in said county and said judgment and costs not having been paid within the time required by said decree and said judgment having been declared a lien upon the real property hereinafter described and said real property ordered sold to satisfy the same.

NOW, THEREFORE, the undersigned, as Commissioner of said Court will, on the 3rd day of April 2014, at 9:30 o'clock a.m., expose for sale at public outcry to the highest bidder on a credit of three (3) months at the front door of the Courthouse in the City of Bentonville, Benton County, Arkansas, between the hours prescribed by law for judicial sales the following described real estate situated in said county and state, to-wit:

The SW¹/₄ of the SW¹/₄ of Section 16, and all that part of the N¹/₂ of the NW¹/₄ of the NW¹/₄ of Section 21, lying North of the county road, all in Township 21 North, Range 33 West, Benton County, Arkansas.

EXCEPT: Beginning at the NE corner of the NW¹/₄ of Section 21; thence S00°25'57" E 229.13 feet to the centerline of a county road; thence S54°53'53" W 364.45 feet along said centerline; thence N06°35'32" W 475.97 feet; thence N60°15'10" E 400.00 feet; thence S00°25' 57" E 228.96 feet to the point of beginning.

ALSO EXCEPT: The North 990 feet of the SW¹/₄ of the SW¹/₄ of Section 16, Township 21 North, Range 33 West.

The purchaser at said sale will be required to pay 10% of the purchase price down at the time of sale and to execute a bond with sufficient sureties thereon for the balance of the purchase price, bearing interest from the date of sale until paid at the rate of 10% per annum, due in three (3) months and a lien will be retained on said real property sold to secure payment of the purchase money.

Brenda DeShields, COMMISSIONER

/s/ Brenda DeShields