

**IN THE CIRCUIT COURT OF BENTON COUNTY, ARKANSAS  
6<sup>th</sup> DIVISION**

**FIRST FEDERAL BANK**

**PETITIONER**

**VS.**

**CASE NO. CV 2013-639-6**

**MAHMOUD R. CHITSAZAN AND SUSAN  
D. WALKER, HUSBAND AND WIFE;  
JOHN T. LEE AS CHAPTER 7 PANEL TRUSTEE**

**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 2013-639-6 will offer for public sale the following described lands lying in Benton County, Arkansas, to wit:

**LOT 2, OF THE REPLAT OF BLOCK 6, JOHNSON'S SECOND ADDITION TO THE CITY OF CAVE SPRINGS, ARKANSAS, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 2011 AT PAGE 71, PLAT RECORDS OF BENTON COUNTY, ARKANSAS.  
SUBJECT TO THE FOLLOWING RESTRICTIONS THAT WILL RUN WITH THE LAND: NO TRAILER HOUSES OR MODULAR HOMES**

Such sale will be at the front door of the Benton County Courthouse in Bentonville, Arkansas, on July 23, 2013 at 9:45 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.

/s/Brenda DeShields  
Commissioner

Date:06/25/2013