

IN THE CIRCUIT COURT OF BENTON COUNTY, ARKANSAS
6th DIVISION

SIGNATURE BANK OF ARKANSAS

PETITIONER

VS.

Case No. CV 2013-445-6

**JOHN J. RYAN a/k/a JOHN J. RYAN III
a/k/a JOHN J. RYAN 3RD;
PAULA JANE RYAN;
W & J DEVELOPMENT, LLC;
M & J DEVELOPMENT, LLC;
PAULA JANE RYAN AS TRUSTEE OF THE
THE PAULA JANE MORGAN RYAN TRUST
A TRUST;
ILUMINIZE, LLC;
STATE OF ARKANSAS, DEPARTMENT OF
FINANCE AND ADMINISTRATION;
BENTON COUNTY TAX COLLECTOR**

BRENDA DESHIELDS
CLERK AND RECORDER
BENTON COUNTY, AR.

2015 FEB 17 AM 10 57

FILED

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 2013-445-6 will offer for public sale the following described lands lying in Benton County, Arkansas, to wit:

PROPERTY 1 (1607 Park Street, Lowell)

LOT 164 OF PARK CENTRAL PUD PHASE 1 TO THE CITY OF LOWELL,
BENTON COUNTY, ARKANSAS, AS SHOWN IN REVISED FINAL PLAT
FILED IN PLAT BOOK 2006 AT PAGE 1123-1126.

ALSO KNOWN AS:

LOT 164 OF PARK CENTRAL PUD PHASE 1 TO THE CITY OF LOWELL,
BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT BOOK 2006 AT
PAGE 322.

PROPERTY 2 AND 3 (1603 AND 1605 Park Street)

LOTS 162 AND 163 OF PARK CENTRAL PUD PHASE 1 TO THE CITY OF

LOWELL, BENTON COUNTY, ARKANSAS, AS SHOWN IN REVISED
FINAL PLAT FILED IN PLAT BOOK 2006 AT PAGE 11123-1126.

ALSO KNOWN AS:

LOTS 162 AND 163, PARK CENTRAL PUD PHASE 1, TO THE CITY OF
LOWELL, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT BOOK
2006 AT PAGE 322.

Such sale will be held on the second floor lobby, outside of Room 203 of the Benton County
Courthouse in Bentonville, Arkansas, on March 2, 2015, at 9:30 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: 02/17/2015

