

COMMISSIONER'S SALE NOTICE

NOTICE IS HEREBY GIVEN that pursuant to the authority and directions contained in the decretal order of the Circuit Court of Benton County, Arkansas, made and entered on March 27, 2013, in a certain cause (No. CV2012-1475-5) then pending between Wilmington Trust, National Association, as Successor Trustee to Citibank, N.A., as Trustee for Structured Asset Mortgage Investments II Inc. Bear Stearns ARM Trust, Mortgage Pass-Through Certificates, Series 2007-4, Plaintiff, and Roberto Ochoa, *et al.*, Defendants, the undersigned, as Commissioner of said Court, will offer for sale at public vendue to the highest bidder, at the Benton County Courthouse in which said Court is held, located in Bentonville, Arkansas, within the hours prescribed by law for judicial sales, on May 30, 2013 at 10:00 A.M., the following-described real estate, situated in Benton County, Arkansas:

Lot 78B, Hyland Park, Unit 1, Phase 1, a subdivision to the City of Rogers, Benton County, Arkansas, as shown in Plat Record S at page 197-199 and as shown in Plat Record 18 at Page 159 and being described as follows: Commencing at an iron pin found for the front common lot corner of Lots 77 and 78; thence S 09 degrees 27 minutes 28 seconds E 109.31 feet to a set iron pin; thence 111.02 feet along a curve to the right, having a radius of 356.12 feet and a delta angle of 17 degrees 51 minutes 44 seconds to a set iron pin, said iron pin being the true point of beginning/ thence 45.27 feet along the said curve to the right, having a radius of 356.12 feet and a delta angle of 07 degrees 17 minutes 00 seconds to a found iron pin; thence S 15 degrees 37 minutes 52 seconds W 140.99 feet to a found iron pin to the front common lot corner of lots 78 and 79; thence N 66 degrees 09 minutes 29 seconds W 103.52 to a found iron pin; thence N 78 degrees 06 minutes 29 seconds W 158.34 feet to a found iron pin; thence S 81 degrees 45 minutes 36 seconds W

397.96 feet to a found iron pin for the back common lot corner of lot 78 and 79; thence N 17 degrees 33 minutes 13 seconds W 147.34 feet to a set iron pin; thence N 88 degrees 16 minutes 39 seconds E 735.63 feet to the true point of beginning.

Also known as 110 Ruth Lane, Rogers, Arkansas 72756-0632

TERMS OF SALE: On a credit of three months, provided the purchaser shall execute a commercial corporate surety bond as required by law and the order and decree of said Court in said cause, with approved security, bearing interest at the maximum legal rate per annum from date of sale until paid, and a lien being retained on the premises sold to secure the payment of the purchase money. The property will be sold subject to any and all property taxes due and payable.

GIVEN under my hand this 29th day of April, 2013.

Brenda DeShields
Commissioner in Circuit

Prepared by:

WILSON & ASSOCIATES, P.L.L.C.
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By: _____
Shellie Wallace (92179)

Attorneys for Plaintiff

FOR PUBLICATION PURPOSES ONLY in the *Northwest Arkansas Newspapers, LLC*:

FIRST AND ONLY
PUBLICATION DATE: May 7, 2013 (no less than 10 days before sale)