

**IN THE CIRCUIT COURT OF WASHINGTON COUNTY, ARKANSAS
CIVIL DIVISION**

GARY LARUE AND BARBARA LARUE

**PLAINTIFFS AND
COUNTER DEFENDANTS**

vs.

CASE NO. CV- 2013-1065-4

DECATUR STATE BANK

**DEFENDANT,
COUNTER PLAINTIFF AND CROSS PLAINTIFF**

GROUND ZERO CONSTRUCTION, INC.;
CHARLES C. CARSWELL and
PENNY J. CARSWELL.

THIRD PARTY DEFENDANTS

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 rendered in the Circuit Court of Washington County, Arkansas, on the 1st day of April 2014, in the cause of Gary LaRue and Barbara LaRue vs. Decatur State Bank, et al., Case No. CV- 2013-1065-4, in which Decatur State Bank recovered judgment against Gary LaRue, Barbara LaRue and others, *in rem*, all as is more particularly stated in the Judgment, against certain real property, including the real property herein described, in the judgment amounts, together with further interest thereon, until paid; including costs and which Judgment appears of record in the proceedings of said Court in the office of the Washington Circuit Clerk and Ex Officio Recorder, 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 having been ordered sold toward satisfaction of the judgment sums owing.

NOW, THEREFORE, the undersigned, as duly appointed Commissioner of said Court for the sale of the hereinafter described real property situated in Benton County, Arkansas, will, on the 1st day of May 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 West Front Door of the Benton County 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 Benton County, Arkansas, to-wit:

TRACT 1

ALL THAT PART OF THE FRACTIONAL SW $\frac{1}{4}$ OF THE SE $\frac{1}{4}$ OF SECTION 13, TOWNSHIP 17 NORTH, RANGE 34 WEST, BENTON COUNTY, ARKANSAS, LYING SOUTH AND EAST OF THE KANSAS CITY SOUTHERN RAILROAD RIGHT OF WAY, ALSO THE N $\frac{1}{2}$ OF THE FRACTIONAL SE $\frac{1}{4}$ AND ALL THAT PART OF THE FRACTIONAL NE $\frac{1}{4}$ LYING SOUTH AND EAST OF THE KANSAS CITY SOUTHERN RAILROAD RIGHT OF WAY ALL IN SECTION 24, TOWNSHIP 17 NORTH, RANGE 34 WEST BENTON COUNTY, ARKANSAS;
LESS AND EXCEPT: THE SW $\frac{1}{4}$ OF THE NW $\frac{1}{4}$ OF THE NE $\frac{1}{4}$; THE SE $\frac{1}{4}$ OF THE NW $\frac{1}{4}$

OF THE NE $\frac{1}{4}$; THE SW $\frac{1}{4}$ OF THE NE $\frac{1}{4}$ OF THE NE $\frac{1}{4}$; THE NW $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ OF THE NE $\frac{1}{4}$; AND THE NE $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ OF THE NE $\frac{1}{4}$ OF THE FRACTIONAL SECTION 24, TOWNSHIP 17 NORTH, RANGE 34 WEST.

TRACT 2

LOT 6 OF THE FINAL PLAT OF PLEASANT CROSSING, PHASE 1, ROGERS, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT BOOK 2003 PAGES 939 AND 940 AND PLAT BOOK 2004 PAGE 361.

The purchaser at said sale (unless the Judgment creditor) 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.

/s/Brenda DeShields, Commissioner