

**IN THE CIRCUIT COURT OF BENTON COUNTY, ARKANSAS
SIXTH DIVISION**

WELLS STREET CAPITAL VII LLC

PLAINTIFF

VS.

NO. CV-2014-1026-6

**LARRY WILLIAMSON PROPERTIES, LLC; and
LARRY WILLIAMSON, Individually;**

DEFENDANTS

NOTICE OF COMMISSIONER'S SALE

NOTICE IS HEREBY GIVEN that in pursuance of the authority and directions contained in the decretal order of the Circuit Court of Benton County, Arkansas, made on the 11th day of February, 2015, and entered on the 11th day of February, 2015, in the above styled matter, the undersigned, as Commissioner of said Court, will offer for sale at public venue to the highest bidder, on the steps of the Benton County Courthouse located at 102 NE A Street, Bentonville, Arkansas 72712, on Thursday, March 12, 2015, at 9:30 a.m., local time, the following described real property (the "Property") situated in Benton County, Arkansas, which has the street address of 529 46th Street, Rogers, Arkansas, to wit:

Tract I:

Tract PC4B, a part of Tract PC4 of the Scottsdale Center Tract Split, as shown on plat of record in plat book P3 at page 63, plat records of Benton County, Arkansas, more particularly described as follows: A part of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 9, T-19-N, R-30-W, Benton County, Arkansas, from the N $\frac{1}{4}$ Corner of said Section 9, on the centerline of West Olive Street; thence S 86°38'04" E, 99.22 feet along said centerline; thence S 03°21'56" W, 330.00 feet to a point on the easterly right-of-way line of North 46th Street at the SW Corner of Scottsdale Center, Phase 2; thence along said easterly right-of-way line the following three courses: S 14°49'30" W, 215.91 feet; thence 62.60 feet along a curve to the left with a 300.00 foot radius and a S 08°50'51" W, 62.48 foot chord; thence S 02°52'11" W, 434.17 feet to a set iron pin being the point of beginning; thence S 87°47'44" E, 283.48 feet to a set iron pin; thence S 02°12'17" W, 223.55 feet to a set iron pin; thence N 87°47'44" W, 286.08 feet to a set iron pin on the aforesaid Easterly right-of-way line of North 46th Street; thence along said easterly right-of-way line N 02°52'11" E, 223.57 feet to the point of beginning. Subject to any and all legal easements and/or rights-of-way.

Tract II: (Easement)

Easement estate appurtenant to Tract I created in Development Agreement, Reciprocal Easement Agreement and Restrictive Covenants recorded July 1, 1999 as land document #99-70716, and amended by First Amendment to Development Agreement, Reciprocal Easement Agreement and Restrictive Covenants recorded June 28, 2000 as land document #00-63512, and Second Amendment to Development Agreement, Reciprocal Easement Agreement and Restrictive Covenants recorded April 12, 2001 as land document #01-47132, and Third Amendment recorded December 20, 2005 as land document #2005-69723,

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CLERK AND RECORDER
BENTON COUNTY, AR.

Tract III: (Easement)
Easement Estate Appurtenant to Tract I created by Reciprocal Easement by and
between Tallgrass Development, Inc., and Cypress/GP Rogers I, L.P., recorded April
13, 2001 as land document #01-47548.

Terms of Sale: On a credit of three (3) months, with the Purchaser at such sale required to immediately give bond from an approved surety in the amount of the purchase to assure the payment of the purchase price plus interest at the maximum lawful rate under Arkansas law from the date of sale until paid. A lien in the form and substance of the Plaintiff's Mortgage shall be retained by the Plaintiff as additional security for the payment of such purchase price plus accrued interest. Should the successful bidder fail to perform under these requirements at the time of sale, then that bid shall be null and void. The Commissioner shall then, with the permission of the Plaintiff, offer the Property to the next highest bidder, and if declined, repeat the process until performance is rendered.

The Property is being sold subject to all unpaid real estate taxes, sales taxes and other non-dischargeable taxes and property interests which constitute a lien or interest against the Property, all of which shall be assumed by the purchaser. Any announcements made by the Commissioner at the time of sale shall take precedence over this Notice.

All parties and interested persons are invited to attend, participate and bid.

Dated this 20th day of February, 2015.



Brenda DeShields, Commissioner



Prepared by:
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