

FILED

2015 SEP 1 AM 10 20

BRENDA DESHIELDS
CLERK AND RECORDER
BENTON COUNTY, AR.

**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**

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:

LOT 130A, OF SPLIT OF LOT 130, CHAMPIONS GOLF & COUNTRY CLUB, TO THE CITY OF ROGERS, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT BOOK 19 AT PAGE 188. FORMERLY KNOWN AS, LOT 130A OF THE LOT LINE ADJUSTMENT FROM LOTS 130A-1 AND 127A-1, CHAMPIONS GOLF & COUNTRY CLUB, TO THE CITY OF ROGERS, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT BOOK 2002 AT PAGE 26.

Such sale will be held on the second floor lobby, outside of Room 203 of the Benton County Courthouse in Bentonville, Arkansas, on October 5, 2015, at 9:15 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: September 1, 2015

