

PUBLICATION DATE: SUNDAY, AUGUST 2, 2020

NOTICE OF COMMISSIONER'S SALE

NOTICE IS HEREBY GIVEN, that pursuant to the authority and directions in the Consent Decree of Foreclosure made and entered on the 20th day of July, 2020, in a certain cause of the Circuit Court of Benton County, Arkansas (Case No. 04CV-20-1031), then pending therein between First National Bank of Rogers f/k/a Bank of Rogers, a Division of First National Bank of Fort Smith, Plaintiff, and the Heirs of J. Lynn Fulton, Phyllis Fulton, Dia Marie McBurnett, Donna Dion, David Lynn Fulton, and AR Department of Human Services, Defendants, the undersigned, as Commissioner of said Court, will offer for sale at public venue to the highest bidder, outside the Benton County Judicial Center, located at 203 East Central Avenue, Bentonville, Arkansas 72712, within the hours prescribed by law for judicial sales, on the 27th day of August, 2020, beginning at 9:30 a.m., the following-described real estate, to-wit:

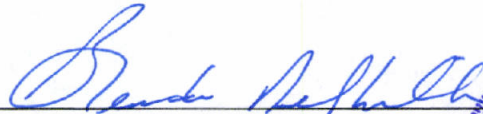
PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 31, TOWNSHIP 20 NORTH, RANGE 29 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF ROGERS, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE NE 1/4 OF THE NE 1/4 OF SAID SECTION 31, SAID POINT BEING A COMPUTED POINT IN CLOVERDALE ROAD AS SHOWN IN PLAT BOOK 2003 AT PAGE 884 OF THE BENTON COUNTY RECORDS; THENCE ALONG THE EAST LINE OF SAID NE 1/4 OF THE NE 1/4, S 02°30'57" W A DISTANCE OF 29.87 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE LEAVING SAID EAST LINE, N 87°33'23" W A DISTANCE OF 30.00 FEET TO A FOUND IRON PIN WITH CAP "PLS 529"; THENCE S 02°30'57" W A DISTANCE OF 30.00 FEET TO A FOUND IRON PIN WITH CAP "PLS 529"; THENCE S 87°33'23" E A DISTANCE OF 30.00 FEET TO THE EAST LINE OF SAID NE 1/4 OF THE NE 1/4; THENCE ALONG SAID EAST LINE, S 02°30'57" W A DISTANCE OF 598.53 FEET TO THE SOUTHEAST CORNER OF THE NORTH HALF OF SAID NE 1/4 OF THE NE 1/4 AND A FOUND 5/8 INCH REBAR; THENCE LEAVING SAID EAST LINE AND ALONG THE SOUTH LINE OF SAID NE 1/4 OF THE NE 1/4, N 87°21'32" W A DISTANCE OF 462.97 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE LEAVING SAID SOUTH LINE, N 06°04'53" E A DISTANCE OF 306.53 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE N 80°53'18" W A DISTANCE OF 18.73 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE N 09°37'14" E A DISTANCE OF 351.34 FEET TO A POINT ON THE NORTH LINE

OF SAID NE 1/4 OF THE NE 1/4 IN CLOVERDALE ROAD; THENCE ALONG SAID NORTH LINE, S 87°34'26" E A DISTANCE OF 419.05 FEET TO THE POINT OF BEGINNING, CONTAINING 6.72 ACRES, MORE OR LESS, AND SUBJECT TO THE RIGHT OF WAY OF CLOVERDALE ROAD ALONG THE NORTH SIDE THEREOF AND ALL RIGHTS OF WAY, EASEMENTS, AND RESTRICTIVE COVENANTS OF RECORD OR FACT, AS SHOWN ON SURVEY OF LOT SPLIT AND BOUNDARY SURVEY BY ENGINEERING SERVICES, INC., DATED NOVEMBER 27, 2018, HAVING JOB NO. 18556.

This property is hereinafter referred to as the "Real Property."

TERMS OF SALE: Due to the COVID-19 pandemic, all persons present at the sale will be required to wear a protective mask. The sale is "as is where is" without any warranty whatsoever. The purchaser of the Real Property will be required to pay ten percent (10%) of the successful bid in cash, non-refundable, before 3:00 p.m. on the day of the sale, and post a security deposit as may be acceptable to First National Bank of Rogers and such bid shall accrue interest at the lawful rate from date of sale until paid within three (3) months after the date of sale and a lien being retained on the property and improvements to secure payment of the purchase amount.

Given under my hand this 29th day of July, 2020.



Commissioner

