

IN THE CIRCUIT COURT OF BENTON COUNTY, ARKANSAS
CIVIL DIVISION

DALE W. DAEMICKE AND
SONGJU MA DAEMICKE

PLAINTIFFS

vs.

CASE: 04CV-23-170

CEDAR ROCK RANCH, LLC
AND MATTEO JACK LICAUSE

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 Benton County, Arkansas, on the 18th day of April, 2023, in the cause of Dale W. Daemicke and Songju Ma Daemicke vs. Cedar Rock Ranch, LLC, and Matteo Jack Licause, Case No. 04CV-23-170, in which the Plaintiffs recovered judgment against the Defendants in the Judgment amounts as stated, and against the real and personal property herein described, together with further interest thereon, until paid; including attorney's fees and costs and which Judgment appears of record in the proceedings of said court in the office of the Circuit Clerk and Ex-Officio Recorder in said county 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 and personal property hereinafter described and said real and personal property ordered sold to satisfy the same.

NOW, THEREFORE, the undersigned, as Commissioner of said Court will, on the 28th day of September, 2023, at 10:30 a.m., expose for sale at public outcry to the highest bidder on a credit of three (3) months on the front steps of the 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 county and state, to-wit:

Property #1:

Part of the SW1/4 of Section 15, Township 20 North, Range 28 West of the Fifth Principal Meridian, Benton County, Arkansas more particularly described as follows: Beginning at a point South 1,430.17 feet and West 1,614.50 feet from the NE corner of the SW1/4 of Section 15, Township 20 North, Range 28 West; Thence South 28°33'55" East, 1,346.99 feet; Thence North 88°34'57" West, 1,430.61 feet; Thence North 25°37'44" East, 280.63 feet; Thence North 23°20'04" East, 429.86 feet; Thence North 44°41'24" East, 702.94 feet to the point of beginning, containing 21.11 acres, more or less. Subject to Ventris Road along the West side thereof.

Property #2:

Part of the NE1/4 of the SE1/4 of Section 22, Township 20 North, Range 28 West, Benton County, Arkansas, being more particularly described as follows: Beginning at the NE corner of said NE1/4 of the SE1/4; Thence South 02°01'17" West, 1,020.11 feet; Thence North 89°35'56" West, 1,374.63

feet to the Corps of Engineer's Boundary Line; Thence along said Corps Boundary Line North 47°15'52" East, 239.83 feet, North 46°59'31" East, 238.86 feet, North 02°31'08" East, 254.15 feet, North 02°27'52" East, 159.32 feet, North 02°32'31" East, 94.53 feet, and North 28°26'54" East, 191.00 feet; Thence leaving said Corps Boundary Line North 89°28'19" East, 946.60 feet to the point of beginning, containing 25.11 acres, more or less. Being Tract 1 on Survey P2-284 (18-01479-001). Having access to Slate Gap Road and Benton County Road #919 through existing easements as described hereon.

Part of the NW1/4 of the SW1/4 and Part of the NE1/4 of the SW1/4 of Section 23, Township 20 North, Range 28 West, Benton County, Arkansas, being more particularly described as follows: Beginning at the NW corner of said NW1/4 of the SW1/4; Thence South 86°36'45" East, 1,448.92 feet; Thence South 03°22'59" West, 84.42 feet; Thence North 84°51'08" West, 794.90 feet; Thence South 62°23'00" West, 384.57 feet; Thence South 52°33'03" West, 347.86 feet; Thence South 02°01'17" West, 533.22 feet; Thence North 87°58'43" West, 50.00 feet; Thence North 02°01'17" East, 1,020.11 feet to the point of beginning, containing 6.00 acres, more or less. Being Tract 2 on Survey P2-284 (18-01489-001). Subject to and benefiting from 50-foot-wide easements for ingress and egress as described heron.

Part of the SE1/4 of the NW1/4, and part of the SW1/4 of the NW1/4 of Section 23, Township 20 North, Range 28 West, Benton County, Arkansas being more particularly described as follows: Beginning at the SW corner of said SE1/4 of the NW1/4; Thence South 86°36'45" East, 123.32 feet along the South side of said SW1/4 of the NW1/4; Thence leaving said South line North 18°17'42" East, 313.92 feet; Thence North 80°45'22" West, 277.85 feet; Thence South 76°04'17" West, 345.36 feet; Thence South 75°21'54" West, 249.46 feet; Thence North 73°43'13" West, 42.21 feet; Thence South 00°10'34" West, 161.40 feet to the South line of said SE1/4 of the NW1/4; Thence South 86°36'45" East, 671.36 feet to the point of beginning, containing 5.02 acres, more or less. Being Tract 3 on Survey P2-284 (18-01493-000). Subject to and benefiting from 50-foot-wide easements for ingress and egress as described heron.

Part of the SW1/4 of the NW1/4 and part of the SE1/4 of the NW1/4 of Section 23, Township 20 North, Range 28 West, Benton County, Arkansas, being more particularly described as follows: Commencing at the NW corner of said SW1/4 of the NW1/4; Thence South 86°55'03" East, 706.70 feet to the POINT OF BEGINNING; Thence South 86°55'03" East, 1,254.23 feet; Thence South 02°51'22" West, 957.20 feet; Thence South 79°28'17" West, 183.55 feet; Thence South 72°03'17" West, 145.42 feet; Thence North 80°45'22" West, 372.04 feet; Thence South 76°04'17" West, 345.36 feet; Thence South 75°21'54" West, 249.46 feet; Thence North 73°43'13" West, 42.21 feet; Thence North 04°46'52" East, 1,180.47 feet to the point of beginning, containing 30.92 acres, more or less. Being Tract 4 on Survey P2-284 (18-01493-004). Subject to and benefiting from 50-foot-wide easements for ingress and egress as described heron.

TOGETHER WITH AND SUBJECT TO THE FOLLOWING EASEMENTS:

Easement #1:

Part of the SW1/4, part of the NW1/4 and part of the NE1/4 of Section 23, Township 20 North, Range 28 West, Benton County, Arkansas, being more particularly described as follows: Commencing at the NW corner of said SW1/4 of Section 23, Thence South 02°01'17" West, 1,020.11 feet; Thence South 87°58'43" East, 25.00 feet to the POINT OF BEGINNING, said point being on the centerline of a 50 foot wide easement for ingress and egress, thence along said centerline North 02°01'17" East, 545.02 feet; Thence North 52°33'03" East, 124.30 feet; Thence North 28°03'29" East, 66.58 feet; Thence North 65°15'50" East, 138.68 feet; Thence North 52°33'03" East, 27.61 feet; Thence North 28°48'03" East, 80.24 feet; Thence North 70°11'59" East, 287.59 feet; Thence North 62°01'43" East, 121.92 feet to the North line of said SW1/4 of Section 23; Thence continuing along said centerline North 56°36'58" East, 115.81 feet; Thence

North 37°16'41" East, 183.05 feet; Thence North 76°04'17" East, 212.10 feet; Thence South 81°28'13" East, 84.44 feet; Thence North 81°16'17" East, 132.11 feet; Thence North 88°52'15" East, 115.05 feet; Thence South 80°45'22" East, 100.67 feet to the East line of Tract 3 (W-184); Thence continuing along said centerline South 80°45'22" East, 94.19 feet; Thence North 72°03'17" East, 145.42 feet; Thence North 79°20'17" East, 346.10 feet; Thence South 78°22'13" East, 169.41 feet; Thence South 64°55'13" East, 145.75 feet; Thence North 63°57'47" East, 181.28 feet; Thence North 75°05'47" East, 94.70 feet; Thence north 60°00'30" East, 260.35 feet to the intersection with Slate Gap Road and end of the easement, the sidelines of said easement extend or terminate at the property boundaries.



Easement #2:

Part of the SW1/4 of the SW1/4 and part of the NW1/4 of the SW1/4 of Section 23, Township 20 North, Range 28 West, Benton County, Arkansas, being more particularly described as follows: Commencing at the NW corner of said NW1/4 of the SW1/4; Thence South 02°01'17" West, 1,020.11 feet; Thence South 87°58'43" East, 25.00 feet to the POINT OF BEGINNING, said point being on the centerline of a 50 foot wide easement for ingress and egress; Thence along said centerline South 02°01'17" West, 296.55 feet; Thence South 86°57'09" East, 1,279.91 feet; Thence South 01°53'44" West, 526.37 feet to the center of Benton County road #919 and endpoint of easement, the sidelines of said easement extend or terminate at the property boundaries (the "Property").

Additionally, the sale of Property #2 will also include two four-slip community boat docks, described as Benton County Parcel Nos. 19-02550-000 and 19-2558-000.

The purchaser at said sale 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 and personal property sold to secure payment of the purchase money.

DATED this 30th day of August, 2023.



Brenda DeShields, Benton County Circuit Clerk

Prepared by:


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