

IN THE CIRCUIT COURT OF BENTON COUNTY, ARKANSAS  
CIVIL DIVISION

**ERICA BELL**

**PLAINTIFF**

vs.

**Case No. 04CV-22-945**

**BODIE BELL; ROBERT BELL  
and TANNIS BELL, Husband and Wife**

**DEFENDANT**

**NOTICE OF COMMISSIONER'S SALE**

Notice is hereby given, that pursuant to the authority and directions contained in the order of Circuit Court of Benton County, Arkansas, entered on August 21, 2023 in case no. 04CV-22-945 between Plaintiff Erica Bell and Bodie Bell, Robert Bell and Tannis Bell, the undersigned, as Commissioner of such Court, will offer for public sale to the highest bidder in the lobby of the Benton County Courthouse in Bentonville, Arkansas located at 102 N.E A Street, Bentonville, AR 72712 at 9:30 a.m. on October 9<sup>th</sup>, 2023, the following described real estate:


Part of Tracts 3 and 4 of Boundary Survey for Harbison Trust as shown on Plat Book 2012, Page 483, of the Benton County Records, described as:

Beginning at the NW Corner of said Tract 3, thence S89°47'47"E 609.16 feet, thence S08°09'38"E 555.91 feet, thence S82°53'57"E 461.89 feet, thence N07°18'48"W 356.17 feet, thence N37°50'11"E 231.46 feet, thence S58°37'06"E 636.94 feet thence S20°29'31"W 93.34 feet, thence S34°39'31"W 55.10 feet, thence S47°29'31"W 200.00 feet, thence S45°29'31"W 200.00 feet, thence S54°29'31"W 126 feet, thence S42°09'31"W 197.40 feet, thence S59°33'49"W 184.96 feet, thence N48°49'45"W 761.01 feet, thence N69°08'37"W 498.07 feet, thence N00°00'36"E 448.15 feet to the Point of Beginning, containing 21.61 acres, more or less, and subject to all rights-of-way, easements and restrictive covenants of record or fact.

Terms of Sale: The purchaser at the sale shall be required to pay the purchase price in full at the time of the sale. In the event either Erica Bell or Bodie Bell shall become the purchaser at such sale, said party may credit half of the amount of the bid, less the costs of this proceeding,

including the Commissioner's fee, against the proceeds herein rendered at the time of the confirmation of such sale.

Given under my hand this 18th day of September, 2023.

  
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Commissioner  
Benton County Circuit Court

