

COMMISSIONER'S SALE NOTICE


NOTICE IS HEREBY GIVEN that pursuant to the authority and directions contained in the decretal order of the Circuit Court of Benton County, Arkansas, made and entered on August 12, 2024, in a certain cause (No. 04CV-24-639) then pending between Arvest Bank, Plaintiff, and Verna S. Wilkin and Ralph C. Wilkin, Jr, Defendant, the undersigned, as Commissioner of said Court, will offer for sale at public venue to the highest bidder, at the Benton County Courthouse in which said Court is held, located in Bentonville, Arkansas, within the hours prescribed by law for judicial sales, on **November 7, 2024 at 10:00 AM**, the following described real estate, situated in Benton County, Arkansas:

**The South 62.6 feet of Lot 12 and part of the North 57.4 feet of Lot 13 in Chattering Heights Addition, Siloam Springs, Benton County, Arkansas, as designated in Plat Record "E" at Page 35, described as: Beginning at the SW corner of said Lot 12; thence North 62.6 feet; thence East 424.9 feet; thence South 62.6 feet to the SE corner of said Lot 12; thence South 34 degrees 2.4 minutes West 69.69 feet; thence West 387.2 feet; thence North 57.4 feet to the point of beginning. Which lands are also described as Part of Lots 12 and 13, Chattering Heights Addition, Siloam Springs, Arkansas; more particularly described as follows: Beginning at the SW corner of said Lot 12; thence North 00 degrees 10 minutes 58 seconds West 62.60 feet; thence East 424.94 feet; thence South 00 degrees 41 minutes 58 seconds East 62.60 feet to the SE corner of said Lot 12; thence South 33 degrees 02 minutes 50 seconds West 69.90 feet; thence North 89 degrees 49 minutes 25 seconds West 387.20 feet; thence North 00 degrees 10 minutes 58 seconds West 57.40 feet to the point of beginning, as shown on Survey dated May 26, 1986 by Joe B. Johnson, R.L.S. No 442.**

The property is more commonly known as 101 N Dogwood St., Siloam Springs, AR 72761.

TERMS OF SALE: On a credit of three months, provided the purchaser shall execute a commercial corporate surety bond as required by law and the order and decree of said Court in said cause, with approved security, bearing interest at the maximum legal rate per annum from date of sale until paid, and a lien being retained on the premises sold to secure the payment of the purchase money. The property will be sold subject to any and all property taxes due and payable.


GIVEN under my hand this 30th day of August, 2024.

  
Brenda DeShields  
Commissioner in Circuit



Sale location will be on the 2nd floor outside of the Clerks Office.

Approved by:

  
Matthew R. Smith (2006098)  
C. William Puddephatt, III (2021266)  
MACKIE WOLF ZIENTZ & MANN, P.C.  
Redding Building  
1701 Centerview Drive, Suite 207  
Little Rock, AR 72211