

**IN THE CIRCUIT COURT OF BENTON COUNTY, ARKANSAS  
CIVIL DIVISION**

**SIMMONS BANK**

**PLAINTIFF**

**V.**

**CASE NO: 04CV-25-464**

**514SMO, LLC and OZK PROPERTY  
SOLUTIONS GROUP, LLC**

**DEFENDANTS**

**NOTICE OF COMMISSIONER'S SALE**

**NOTICE IS GIVEN**, that in pursuance of the authority contained in the Default Judgment and Foreclosure Decree of the Benton County Circuit Court, entered on March 19, 2025, (the “**Decree**”), the undersigned, as Commissioner, will offer for sale at public venue to the highest bidder, at the second floor lobby of the Benton County Courthouse, in Bentonville, Arkansas, within the hours prescribed by law for judicial sales at 10:00 AM on Thursday, May 8, 2025 the following described real estate, situated in Benton County, Arkansas to-wit and improvements thereon:

**Lots 9 and 12, Block 5, Crane’s Addition, to the City of Siloam Springs,  
Benton County, Arkansas, as shown on plat record “A” at page 138.**

**(Street Address: 514 S. Mount Olive Street, Siloam Springs, Arkansas 72761).**

**TERMS OF SALE:** Each property will be sold on a credit of three (3) months and otherwise subject to the terms of the sale set forth in the Decree. On the date of sale, the purchaser(s) shall be required to pay the full purchase price or ten percent (10%) of the purchase price, which is non-refundable, and to execute a bond, with an approved surety, to assure the payment of the purchase price, plus interest at the rate of ten percent (10%) per annum from date of sale until paid; however, said rate shall be no more than the Federal Reserve Discount Rate (or 14351.0274\11740599.v1

other applicable rate) plus five percent (5%). A lien shall be retained on the respective parcel as additional security for the payment of the purchase price. Any successful bidder will be responsible for any and all property taxes due and payable and, if required by law, for all revenue transfer stamps for the Commissioner's Deed.

Given under my hand this 24th day of March, 2025.

**CIRCUIT CLERK OF BENTON COUNTY,  
COMMISSIONER**

By: \_\_\_\_\_   \_\_\_\_\_  
Printed Name: Brenda DeShields

Prepared By:

Lindsey Emerson Raines, AR Bar No. 2016199  
FRIDAY, ELDREDGE & CLARK, LLP  
3350 S. Pinnacle Hills Pkwy, Suite 301  
Rogers, Arkansas 72758  
Telephone: (501) 370-3302  
Facsimile: (501) 537-2935  
lraines@fridayfirm.com

*Attorneys for Plaintiff*