

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

**ARVEST BANK**

**PLAINTIFF**

vs.

**Case No. CIV-2012-2284-2**

**4-R'S COMMUNICATIONS, INC.; RALPH D. ROBINSON; SHIRLEY M. ROBINSON;  
AND WILLIAM M. CLARK, JR., IN HIS CAPACITY OS STANDING CHAPTER 7  
TRUSTEE FOR THE UNITED STATES BRANKRUPTCY COURT FOR THE  
WESTERN DISTRICT OF ARKANSAS**

**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 30<sup>th</sup> day of January 2013, in the cause of Arvest Bank vs. 4-R's Communications, Inc.; Ralph D. Robinson; Shirley M. Robinson; and William M. Clark, Jr., in his capacity as Standing Chapter 7 Trustee for the United States Bankruptcy Court for the Western District of Arkansas, Case No. CIV-2012-2284-2, in which Arvest Bank recovered judgment against the Defendants, in the Judgment amounts as stated, and against the real 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 property hereinafter described and said real property ordered sold to satisfy the same.

NOW, THEREFORE, the undersigned, as Commissioner of said Court will, on the 21<sup>st</sup> day of February 2013, at 9:45 o'clock a.m., expose for sale at public outcry to the highest bidder on a credit of three (3) months at the front door 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:

The NE $\frac{1}{4}$  of the NW $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 4, Township 17 North, Range 33 West, Benton County, Arkansas. Subject to U.S. Highway 412 (formerly State Highway 68).

**LESS AND EXCEPT**

Part of the NW $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 4, Township 17 North, Range 33 West, Benton County, Arkansas, more particularly described as follows: Starting at the SW Corner of the NW $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 4; thence North 02°33' East along the West line thereof a distance of 1281.6 feet to a point on the existing Southerly Right of Way line of U.S. Highway 412 (formerly State Highway 68); thence South 87°14' East along said existing Right of Way line a distance of 665.8 feet to the Point of Beginning; thence continuing South 87°14' East along said existing Right of Way line a distance of 354.1 feet to a point; thence South 87°35' East along said existing Right of Way line a distance of 304.5 feet to a point on the East line of the NW $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 4; thence South 02°33' West along said East line a distance of 23.8 feet to a point on the proposed Southerly

Right of Way line of said Highway; thence South 86°42' West along said proposed Right of Way line a distance of 62.2 feet to a point; thence North 87°18' West along said proposed Right of Way line a distance of 596.8 feet to a point; thence North 02°33' East a distance of 29.2 feet to the Point of Beginning and containing 0.44 acres, more or less.

LESS AND EXCEPT

The E½ of the NE¼ of the NW¼ of the SE¼ of Section 4, Township 17 North, Range 33 West, Benton County, Arkansas, more particularly described as follows: Beginning at the SE Corner of said NE¼ of the NW¼ of the SE¼, Section 4; thence South 89°55'40" West 330.00 feet; thence North 660.00 feet to a point at the centerline of U.S. Highway 412 (formerly Arkansas State Highway 59 and 68); thence North 89°55'40" East 330.00 feet along and in said Highway; thence South 660.00 feet to the Point of Beginning.

LESS AND EXCEPT

The E½ of the W½ of the NE¼ of the NW¼ of the SE¼ of Section 4, Township 17 North, Range 33 West, Benton County, Arkansas, more particularly described as follows: From the SE Corner of said NE¼ of the NW¼ of the SE¼ of Section 4; thence South 89°55'40" West 330.00 feet to the True Point of Beginning of the lands herein described; thence South 89°55'40" West 165.00 feet; thence North 660.00 feet to a point at the centerline of U.S. Highway 412; thence North 89° 55'40" East along and in said Highway 165.00 feet; thence South 660.00 feet to the Point of Beginning.

LESS AND EXCEPT

That part lying within the Right of Way of U.S. Highway 412 along the North side thereof.

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 property sold to secure payment of the purchase money.

BRENDA DESHIELDS, COMMISSIONER

/s/ Brenda DeShields