

IN THE CIRCUIT COURT OF BENTON COUNTY, ARKANSAS
DIVISION 1

VICTOR WAYNE BRADFORD AS
TRUSTEE OF THE BRADFORD
FAMILY TRUST, DATED APRIL 8, 1997

PLAINTIFF

vs.

Case No. 2012-2279-1

JERRY L. DILL AND MARIEA L. DILL,
HUSBAND AND WIFE

DEFENDANTS

NOTICE OF COMMISSIONER'S SALE

NOTICE IS HEREBY GIVEN, pursuant to the authority contained in the decretal order of the Benton County Circuit Court entered in case number CV 2012-2279-1, styled as set forth above, the undersigned, as Commissioner of the Court, will offer for sale, at public venue to the highest bidder, at the west steps of the main entrance of the Benton County Courthouse, 102 N.E. "A" St., Bentonville, AR 72712, Arkansas, on Thursday, February 21st, 2013 at 10:00 a.m., the following described real property and all improvements thereon, all situated in Benton County, Arkansas, to-wit:

Tract H-5, Walker Subdivision:

A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER IN SECTION 36, TOWNSHIP 19 NORTH, RANGE 28 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS. BEGINNING AT A POINT WHICH IS S89°47'05" E 240.60' FROM THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 36 AND RUNNING THENCE NORTH 227.69' TO A SET IRON PIN, LOCATED IN THE CENTERLINE OF AN EXISTING ROAD, THENCE LEAVING SAID CENTERLINE N37°01'23"E 186.14', THENCE S51°20'37"E 605.94' TO A SET IRON PIN, THENCE N89°47'05"W 585.27' TO THE POINT OF BEGINNING, CONTAINING 2.82 ACRES, MORE OR LESS, AND SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

Tract H-7, Walker Subdivision:

A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER IN SECTION 36, TOWNSHIP 19 NORTH, RANGE 28 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS. BEGINNING AT A POINT WHICH IS S89°47'05" E 240.60' FROM THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 36 AND RUNNING THENCE NORTH 37°01'23"E 405.07' TO A SET IRON PIN, LOCATED IN THE CENTERLINE OF AN EXISTING ROAD, THENCE ALONG SAID CENTERLINE N73°40'34"W 80.72', N75°27'45"W 58.42', N70°47'03"W 86.15', N65°54'08"W 62.49', N58°49'48"W 78.92', THENCE LEAVING SAID CENTERLINE S10°13'57"W 305.72' TO THE CENTERLINE OF AN EXISTING ROAD, THENCE ALONG SAID CENTERLINE S51°13'14"E 61.20', S41°51'28"E 58.18', S36°21'20"E 55.28', THENCE S41°29'42"E 28.51' TO THE POINT OF BEGINNING, CONTAINING 2.04 ACRES, MORE OR LESS, SUBJECT TO EASEMENTS AND RIGHT-OF-WAYS OF RECORD.

TERMS OF SALE: On a credit of three (3) months, the purchaser being required to execute a bond as required by law and the decree of the Court, with approved security, bearing interest at the maximum rate allowed by law from date of sale until paid, and a lien being retained on the properties so to secure the payment of the purchase money; provided, however, that if the Plaintiff, its successors or assigns, becomes the purchaser at such sale for an amount not in excess of its judgment, interest and costs herein, in lieu of giving bond, it may credit the amount of its bid, less the cost of these proceedings, including the Commissioner's fee on the judgment herein rendered at the time of confirmation of such sale, which credit shall be an extinguishment of its judgment to the extent of such credit. The properties described above will be sold subject to all property taxes (real and personal) due and payable.

Any announcements made by the Commissioner at the time of sale will take precedence over this notice.

Given under my hand this 23rd day of January, 2013.

/S/ Brenda Deshields
Brenda DeShields, Commissioner

G. Nicholas Arnold, Esq.
**KEITH, MILLER, BUTLER &
SCHNEIDER & PAWLIK, PLLC**
224 South 2nd St.
Rogers, AR 72756
(479)-621-0006 Telephone
(479)-631-6890 Telecopier
narnold@arkattorneys.com
Attorneys for the Plaintiff