

IN THE CIRCUIT COURT OF BENTON COUNTY, ARKANSAS

BANK OF GRAVETT

PLAINTIFF

vs.

NO. CV 2013-21-5

KENNETH L. MARLER, THE SPOUSE OF
KENNETH L. MARLER, if married, THE ESTATE
OF MARY A. MARLER, Deceased, and CARLA
LASITER, ADMINISTRATRIX of the ESTATE
OF MARY A. MARLER, Deceased

DEFENDANTS

NOTICE OF COMMISSIONER'S SALE

NOTICE IS HEREBY GIVEN, that on **May 14, 2013 at 9:15.a.m.** pursuant to the authority contained in the Final Order and Decree of Foreclosure of the Benton County Circuit Court, dated and filed for record on April 9, 2013 in Case No. CV-2013-21-5, the undersigned Commissioner will offer for sale at public venue at the west door of the Benton County Courthouse, Bentonville, Arkansas, the following described real estate, situated in Benton County, Arkansas, to-wit:

TRACT 1: A PART OF THE NE ¼ OF THE SE ¼ OF SECTION 14, TOWNSHIP 20 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT SOUTH 88 DEGREES 51 MINUTES 14 SECONDS WEST 195.34 FEET FROM THE NE CORNER OF SAID NE ¼ OF THE SE ¼ SECTION 14: THENCE SOUTH 04 DEGREES 54 MINUTES 40 SECONDS EAST 196.39 FEET TO AN IRON PIN; THENCE SOUTH 88 DEGREES 01 MINUTES 54 SECONDS WEST 302.42 FEET TO A POINT IN LIMEKILN ROAD; THENCE ALONG AND IN SAID ROAD NORTH 02 DEGREES 26 MINUTES 00 SECONDS WEST 144.95 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 25.00 FEET; THENCE NORTH 45 DEGREES 08 MINUTES 12 SECONDS EAST 43.98 FEET; THENCE NORTH 88 DEGREES 51 MINUTES 14 SECONDS EAST 260.46 FEET TO THE POINT OF BEGINNING. SUBJECT TO THE RIGHT OF WAY OF SAID ROAD.

TRACT 2: ALSO PART OF THE NE ¼ OF THE SE ¼ OF SECTION 14, TOWNSHIP 20 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 193.44 FEET FROM THE NE CORNER OF SAID NE ¼ OF THE SE ¼ SECTION 14; SAID POINT OF BEING IN ARKANSAS STATE HIGHWAY 59; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 53.78 FEET ALONG AND IN SAID HIGHWAY; THENCE SOUTH 88 DEGREES 09 MINUTES 13 SECONDS WEST 478.74 FEET TO A POINT IN LIMEKILN ROAD; THENCE NORTH 02 DEGREES 26 MINUTES 00 SECONDS WEST 52.73 FEET ALONG AND IN SAID ROAD; THENCE NORTH 88 DEGREES 01 MINUTES 54 SECONDS EAST 481.02 FEET TO THE POINT OF BEGINNING, CONTAINING 0.59 ACRES, MORE OR LESS. SUBJECT TO THE RIGHT OF WAY OF SAID HIGHWAY AND ROAD.

TRACT 3: ALSO PART OF THE NE ¼ OF THE SE ¼ OF SECTION 14, TOWNSHIP 20 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 247.22 FEET SOUTH OF THE NE CORNER OF SAID NE ¼ OF THE SE ¼ , SECTION 14, SAID POINT BEING IN ARKANSAS STATE HIGHWAY 59; THENCE SOUTH 93.78 FEET ALONG AND IN SAID HIGHWAY; THENCE SOUTH 88 DEGREES 51 MINUTES 14 SECONDS WEST 467.64 FEET TO THE CENTERLINE OF THE COUNTY ROAD; THENCE NORTH 13 DEGREES 25 MINUTES 00 SECONDS WEST 37.87 FEET ALONG SAID CENTERLINE; THENCE NORTH 02 DEGREES 26 MINUTES 00 SECONDS WEST 50.92 FEET ALONG SAID CENTERLINE; THENCE NORTH 88 DEGREES 09 MINUTES 13 SECONDS EAST 478.74 FEET TO THE POINT OF BEGINNING. CONTAINING 0.99 ACRES, MORE OR LESS AND BEING SUBJECT TO THE RIGHT OF WAY OF SAID HIGHWAY AND ROAD.

TRACT 4: PART OF THE NE ¼ OF THE SE ¼ OF SECTION 14, TOWNSHIP 20 NORTH, RANGE 33 WEST, BENTON COUNTY ARKANSAS, DESCRIBED AS BEGINNING 341 FEET SOUTH OF THE NE CORNER OF THE SAID NE ¼ OF THE SE ¼; THENCE SOUTH 305 FEET, THENCE WEST TO THE EAST RIGHT OF WAY OF A 40 FOOT COUNTY ROAD; THENCE NORTHWESTERLY ALONG SAID RIGHT OF WAY TO A POINT DUE WEST OF THE POINT OF BEGINNING; THENCE EAST TO THE POINT OF BEGINNING SUBJECT TO THE EASEMENT OF STATE HIGHWAY NO. 59.

TERMS OF SALE: The property will be sold on a credit of three months, with the purchaser being required to execute a bond as required by law and order and decree of said Court in said case, with approved security, bearing interest at the rate of 10% 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.

DATED this 22ND day of April, 2013.

BRENDA DeSHIELDS,
COMMISSIONER