

## NOTICE OF COMMISSIONER'S SALE

**NOTICE** is given, that pursuant to the authority contained in the decretal order of the Circuit Court of **BENTON** County, Arkansas, entered on **APRIL 9, 2013** in a certain cause (**No. CV-2012-1400-4**) pending between **LPP MORTGAGE LTD vs. VERNON HOOT; THE SPOUSE OF VERNON HOOT; GLORIA GUYER a/k/a GLORIA J. GUYER; THE SPOUSE OF GLORIA GUYER a/k/a GLORIA J. GUYER; ARVEST BANK; and THE OCCUPANTS OF 17867 BENNIE ROBINSON ROAD, SILOAM SPRINGS, ARKANSAS** the undersigned Commissioner of this Court, will offer at public venue to the highest bidder, at the Front Door or entrance to the **BENTON** County Courthouse, in which said Court is held, **102 NORTHEAST A STREET, BENTONVILLE, ARKANSAS**, within the hours prescribed by law for judicial sales on **THURSDAY, MAY 16, 2013, at the hour of 10:45 A.M.** the following described real property located in **BENTON** County, Arkansas, to-wit:

PART OF THE NE ¼ OF SECTION 16, TOWNSHIP 17 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS. AS SHOWN IN PLAT RECORD 22L AT PAGE 180, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NE CORNER OF SAID SECTION 16; THENCE NORTH 88°06'28" WEST 2634.70 FEET; THENCE SOUTH 00°57'30" WEST 1193.50 FEET; THENCE SOUTH 88°09'45" EAST 660.00 FEET; THENCE SOUTH 88°10'25" EAST 820.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01°49'35" WEST 164.00 FEET; THENCE SOUTH 77°38'03" WEST 149.42 FEET; THENCE SOUTH 07°03'32" EAST 507.11 FEET; THENCE SOUTH 82°33'22" EAST 416.00 FEET; THENCE NORTH 01°52'16" EAST 115.66 FEET; THENCE NORTH 01°52'23" EAST 92.96 FEET; THENCE NORTH 85°25'49" WEST 110.93 FEET; THENCE NORTH 44°30'15" WEST 45.19 FEET; THENCE NORTH 01°45'45" EAST 292.32 FEET ; THENCE NORTH 45°05'42" WEST 120.20 FEET; THENCE NORTH 01°45'26" EAST 122.83 FEET; THENCE NORTH 88°10'25" WEST 115.89 FEET TO THE POINT OF BEGINNING. SUBJECT TO THE RIGHT-OF-WAY OF THE COUNTY ROAD ALONG PART OF THE SOUTHEASTERLY SIDE THEREOF.

**TERMS OF SALE:** Full payment of the purchase price the day of sale, or payment of 10.00% of the purchase price plus the balance on a credit of three (3) months with 10.00% interest per annum on the full purchase price from the date of sale, until paid, the purchaser being required to execute a bond as required by law and the Order and Decree of the Court in said

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cause, with approved security, bearing interest at the rate of 10.00% per annum from the date of sale, until paid, and a lien being retained on the premises sold to secure payment of the purchase money.

GIVEN under my hand this 20<sup>th</sup> day of April, 2013.

Brenda DeShields  
Commissioner of the Circuit Court

Mickel Law Firm, P.A.  
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