

Publish once July 21, 2013
Bill attorney:
Amanda R. Moore
Bassett Law Firm, LLP
221 N. College Avenue
P.O. Box 3618
Fayetteville, Arkansas 72702
Phone: (479) 521-9996

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

LEGACY NATIONAL BANK

PLAINTIFF

VS.

NO: CV-2012-2141-4

**MICKEY A. RICHARDSON; MICKEYLIVE, INC.;
UNITED STATES OF AMERICA DEPARTMENT OF
THE TREASURY ACTING BY AND THROUGH THE
INTERNAL REVENUE SERVICE; STATE OF ARKANSAS
DEPARTMENT OF FINANCE AND ADMINISTRATION; AND
ARVEST BANK, FAYETTEVILLE**

DEFENDANTS

NOTICE OF COMMISSIONER'S SALE

Notice is hereby given that the undersigned Commissioner of Court, pursuant to a Foreclosure Decree against Mickey A. Richardson and Mickeylive, Inc. of the Circuit Court of Benton County, Arkansas, which was rendered on the 28th day of June, 2013 in a case in which Legacy National Bank is Plaintiff, and Mickey A. Richardson, Mickeylive, Inc., the United States of America Department of the Treasury Acting by and Through the Internal Revenue Service, the State of Arkansas Department of Finance and Administration, and Arvest Bank, Fayetteville are Defendants, Benton County Circuit Case No. CV-2012-2141-4, will on Wednesday at 10:15 o'clock a.m. on the 31st day of July, 2013, offer for sale at public auction on the front door of the west entrance of the County Courthouse in Bentonville, Benton County, Arkansas, to the highest bidder the following land situated in Benton County, Arkansas:

TRACT A:

The East 10 acres of the NE 1/4 of the NE 1/4 of Section 19, Township 20 North, Range 28 West. Subject to covenants, easements and right-of-ways, if any.

AND ALSO

The NW 1/4 of the NW 1/4 of Section 20, Township 20 North, Range 28 West, Benton County Arkansas. Together with an easement for ingress and egress across Lot 5, Unit 1 of Posy Mountain Subdivision, being 30 feet in width and running from Thoroughbred Lane to the Southeast corner of subject property. Subject to covenants, easements and right-of-ways, if any.

TRACT B:

Located in a Part of the NE 1/4 of the NE 1/4 of Fractional Section 19 and in a Part of the SE 1/4 of the SE 1/4 of Fractional Section 18, Township 20 North, Range 28 West, in Benton County, Arkansas, more precisely described as follows: Starting at the Northwest corner of the NE 1/4 of the NE 1/4 of Fractional Section 19 for the true Point of Beginning; thence along the West Line of the SE 1/4 of the SE 1/4, North 02° 01'42" East 506.68 feet to the centerline of Benton County Road #73; thence along said centerline, South 86°31'41" East 20.00 feet; thence leaving said centerline, South 02°01'42" West 505.86 feet; thence along the North line of the NE 1/4 of the NE 1/4 South 88°53'03" East 976.77 feet; thence South 01°49'58" West 1312.24 feet; thence along the South line of the NE 1/4 of the NE 1/4, North 88°41'20" West 996.73 feet; thence along the West line of the NE 1/4 of the NE 1/4, North 01°49'58" East 1309.44 feet to the true Point of Beginning. Subject to the right of way of Benton County Road #72 along the North and any easements of record.

Together with an Access Easement for ingress and egress, described as: Located in a Part of the SE 1/4 and a part of the NE 1/4 of Fractional Section 19, Township 20 North, Range 28 West, in Benton County, Arkansas, more precisely described as follows: Starting at the NW corner of the NE 1/4 of the SE 1/4 of Fractional Section 19; thence North 89°22'56" West, 25.01 feet for the true Point of Beginning; thence North 01°47'38" East 1323.44 feet; thence South 88°43'40" East 50.00 feet; thence South 01°47'38" West 1322.86 feet; thence South 00°33'29" East 909.62 feet; thence South 89°31'13" West 50.00 feet; thence North 00°33'29" West 910.57 feet to the true Point of Beginning. Subject to covenants, easements and right-of-ways, if any.

TRACT C:

The SE 1/4 of the NE 1/4 of Section 19, Township 20 North, Range 28 West, Benton County, Arkansas, subject to an Access Easement along the West side thereof. Subject to covenants easements and right-of -Ways, if any.

AND

The SW 1/4 of the NE 1/4 of Section 19, Township 20 North, Range 28 West, Benton County, Arkansas, subject to an Access Easement along the East side thereof. Subject to covenants, easements and right-of-ways, if any.

TRACT D:

Lots 3, 4, 5 and 18, Posy Mountain Ranch, Unit 1, Benton County, Arkansas, as shown in plat record M at page 94. Subject to covenants, easements, and right-of-ways, if any.

TRACT E:

Lott 33, Unit 4, Posy Mountain Ranch Subdivision, Benton County, Arkansas, as shown on Plat Record M, Page 123 and revised Plat Record K, Page 165. Subject to covenants, easements and right-of-ways, if any.

TRACT F:

Lot 98, Unit 4, Posy Mountain Ranch Subdivision, Benton County, Arkansas, as shown in the Plat Record M, Page 123 and revised Plat Record K, Page 165. Subject to covenants, easements and right-of-ways, if any.

TRACT G:

Lot 281, Unit 7, Posy Mountain Ranch Subdivision, Lost Bridge Village, Benton County, Arkansas, as shown in Plat Record O, Page 1. Subject to covenants, easements and right-of-ways, if any.

Said sale will be held beginning at 10:15 o'clock a.m. on the date stated above and sale will be made upon the following terms: This sale is made "AS IS," "WHERE IS" and is subject to any and all stipulations made in the foregoing Decree as filed with this Court. The Commissioner does not warrant title, boundary lines, taxes or improvements if any, on this property in Benton County, Arkansas. Sale shall be to the highest bidder on a credit of three (3) months, and the purchaser shall pay ten percent (10%) of the purchase price on the date of the

sale, and shall execute a bond, with sufficient sureties to be approved by the Commissioner, which bond shall have the force of a judgment and lien shall be retained on the property for the purchase price. Purchaser takes subject to all taxes and assessments owed on the property.

Any questions concerning this sale may be directed to Amanda R. Moore, attorney for Legacy National Bank, (479) 521-9996.

Given under my hand on this 19th day of July, 2013.



Brenda DeShields, Commissioner in Circuit Court