

IN THE CIRCUIT COURT OF BENTON COUNTY, ARKANSAS

ARVEST BANK

PLAINTIFF

vs.

Case No. CV 2012-978-5

DS COOK, INC., ET AL

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 26th day of August 2013, in the cause of Arvest Bank vs. DS Cook, Inc., et al, Case No. CV 2012-978-5, 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 23rd day of September 2013, at 9:30 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:

A part of the SW¹/₄ of the NE¹/₄ of Section 25, Township 20 North, Range 33 West, Benton County, Arkansas, more particularly described as follows, to-wit: From a railroad spike at the SW Corner of said SW¹/₄ of the NE¹/₄ of said Section 25, run thence South 87°08'15" East 1318.41 feet; thence North 02°44'35" East 670.00 feet for the Point of Beginning; thence North 87°08'15" West 659.56 feet to an iron pin; thence North 02°42'46" East 459.20 feet to an iron pin; thence South 85°39'40" East 660.05 feet to the centerline of Arkansas State Highway 59; thence South 02°44'35" West 442.19 feet along said centerline to the point of beginning, containing 6.82 acres, more or less. Subject to the right-of-way of Arkansas State Highway 59, Subject to easements, rights-of-way and protective covenants of record, if any.

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, Circuit Clerk
COMMISSIONER

/s/ Brenda DeShields