

COMMISSIONER'S SALE NOTICE

Notice is given, that pursuant to the authority contained in the decretal order of the Circuit Court of Benton County, Arkansas, entered on the 15th day of October, 2013 in a certain cause No. CV 2013-1347-4 pending between:

IN THE CIRCUIT COURT OF BENTON COUNTY, ARKANSAS
CIVIL DIVISION

BANK OF GRAVETT

PLAINTIFF

vs.

NO. CV 2013-1347-4

LINDA R. ROSS a/k/a LINDA R. LADUKE;
AND THE SPOUSE OF LINDA R. ROSS a/k/a
LINDA R. LADUKE, if married

DEFENDANTS

The undersigned as Commissioner of this Court, will offer at public venue to the highest bidder, at the West Door or Entrance to the County Courthouse, in which said Court is held, in the City of Bentonville, Benton County, Arkansas, within the hours prescribed by law for judicial sales on the 7th day of November, 2013 at the hour of 9:15 A.M. the following described real property located in Benton County, Arkansas, to-wit:

Tract 2 in a Survey of part of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 10, Township 19 North, Range 31 West, Benton County, Arkansas, as shown in plat record "12" at page 301 and more particularly described as beginning at the SE corner of the said SE $\frac{1}{4}$ of the SW $\frac{1}{4}$, thence North 00 degrees 12 minutes 11 seconds West 269.80 feet to a found iron pin, thence North 00 degrees 07 minutes 55 seconds East 234.41 feet to a found iron pin, for a point of beginning; thence North 87 degrees 49 minutes 39 seconds West 250.59 feet to a found iron pin; thence North 00 degrees 17 minutes 15 seconds East 249.85 feet to a found iron pin; thence South 87 degrees 50 minutes 44 seconds East 250.13 feet to a found iron pin; thence South 00 degrees 10 minutes 55 seconds West 249.95 feet to the point of beginning.

ALSO a 20 foot easement for ingress and egress, more particularly described as follows: Beginning at a point that is West 283.0 feet from the SE corner of said SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 10, thence North 07 degrees 25 minutes 42 seconds West 385.17 feet; thence South 88 degrees 43 minutes 11 seconds East 332.16 feet; thence North 00 degrees 07 minutes 55 seconds East 129.70 feet; thence North 87 degrees 49 minutes 39 seconds West 20 feet; thence South 00 degrees 07 minutes 55 seconds West 110.01 feet; thence North 88 degrees 43 minutes 11 seconds West 334.90 feet; thence South 07 degrees 25 minutes 42 seconds East 405.85 feet; thence East 20 feet to the point of beginning of said easement.

LESS AND EXCEPT the following described easement; Commencing at the SE corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 10, Township 19 North, Range 31 West, of the Fifth Principal Meridian, Benton County, Arkansas, thence North 00 degrees 07 minutes 55 seconds East

372.15 feet to the point of beginning of said easement; thence North 88 degrees 43 minutes 11 seconds West 193.71 feet; thence North 08 degrees 10 minutes 48 seconds East 20.14 feet; thence South 88 degrees 43 minutes 10 seconds East 170.90 feet; thence North 00 degrees 07 minutes 55 seconds East 110.01 feet; thence South 87 degrees 49 minutes 39 seconds East 20.00 feet; thence South 00 degrees 07 minutes 55 seconds West 129.70 feet to the point of beginning.

ALSO, an easement for ingress and egress over and across the following described land, to-wit; Commencing at the SE corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 10, Township 19 North, Range 31 West, of the Fifth Principal Meridian, Benton County, Arkansas, thence South 90 degrees 00 minutes 00 second West 218.36 feet; thence North 00 degrees 00 minutes 00 seconds East 379.38 feet for the point of beginning of said easement; thence North 00 degrees 00 minutes 00 seconds East 133.1 feet to an iron pin; thence South 87 degrees 48 minutes 39 seconds East 43.00 feet; thence South 08 degrees 10 minutes 48 seconds West 133.36 feet; thence North 88 degrees 43 minutes 08 seconds West 24.00 feet to the point of beginning.

Purchaser will be required to pay full amount of bid the day of sale or ten percent down with remaining balance due in 90 days bearing interest from the date of sale.

Purchaser will also be required to give bond with approved security to secure payment of the purchase price and a lien shall be retained on property to further secure purchase price the day of the sale.

Given under my hand this 22 day October, 2013.
Brenda DeShields, Commissioner

Please pub one time:
October 24, 2013

Mail costs to Attorney:
Paul Davidson, Attorney at Law
P.O. Box 525
Bentonville, AR 72712
479-273-3764