

NOTICE OF COMMISSIONER'S SALE

NOTICE IS HEREBY GIVEN THAT, in pursuance of the authority and directions contained in the decretal order of the Circuit Court of Benton County, Arkansas, made and entered on the 11th day of October, 2013, in a certain cause (Case No. CV 13-1292-6) then pending therein between Arvest Bank, Plaintiff, and John K. Abel; Robyn L. Abel; and Multi-Craft Contractors, Inc., Defendants, the undersigned, as Commissioner of the Court, will offer for sale at public venue to the highest bidder, at the main entrance of the County Courthouse, 102 Northeast A Street, Bentonville, Benton County, Arkansas, within the hours prescribed by law for judicial sales, on the 19th day of November, 2013, at 9:15 a.m., the following-described real estate, to-wit:

Lot 4, Mountain Springs Estates No. 2, Benton County, Arkansas, as shown on Plat Record "O" at Page 240. Subject to covenants, easements, and rights of way, if any.

TERMS OF SALE: The purchaser will pay the full purchase price the day of the sale or pay 10% of the purchase price, non-refundable, with the balance due to the Commissioner, plus 10% interest per annum from date of sale until paid thereon, within 90 days from the date of sale. Prior to commencement of bidding, any individual who shall desire to bid on the real estate shall inform the Commissioner that he/she will pay the full purchase price of the real estate in cash or shall present a letter of credit or a bond as required by law to the Commissioner and shall receive pre-approval by the Commissioner to secure the payment of the remainder of the purchase price within 90 days. The Commissioner shall retain a lien on the real property until the balance is paid in full. The purchaser at the sale shall be responsible for paying the cost of publication of the foreclosure sale notice, the cost of the Commissioner's Deed recordation, and the cost of the Commissioner's fee, as well as any and all unpaid or delinquent real estate taxes on the property. The Commissioner shall sell the above-described real estate, and any improvements thereon, AS IS, WHERE IS.

GIVEN under my hand this 30th day of October, 2013.

/s/Brenda DeShields,
Commissioner of Circuit Court