

## 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 4th day of March, 2014, in a certain cause (Case No. CV 13-1722-6) then pending therein between Arvest Bank, Plaintiff, and Noe S. Perez; Imelda Reyes-Perez, a/k/a Imdelda Reyes-Perez; and Commerce Bank, a Missouri Banking Corporation f/k/a Commerce Bank, N.A., 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 9th day of June, 2014, at 9:30 a.m., the following-described real estate, situate in Benton County, Arkansas, to-wit:

Tract 1: Part of the NE 1/4 of the NW 1/4 of Section 10, Township 18 North, Range 29 West of the Fifth Principal Meridian, Benton County, Arkansas, being more particularly described as follows: Commencing at a found 1" diameter pinched top pipe, said pipe accepted and used as the SW corner of the NE 1/4 of said NW 1/4; thence N 0°50'11" E a distance of 686.84 feet to a set railroad spike; thence N 7°37'24" E a distance of 143.55 feet to a found railroad spike; thence N 6°52'27" E a distance of 46.82 feet to a set railroad spike; thence S 1°08'30" E a distance of 787.12 feet to a set 5/8" diameter iron pin; thence N 8°11'25" W a distance of 378.43 feet to the Point of Beginning, containing 4.67 acres, more or less, and being subject to the right of way of Frisco Springs Road along the north boundary thereof. Also subject to any easements, rights of way, covenants, and restrictions of record.

Tract 2: Part of the NE 1/4 of the NW 1/4 of Section 10, Township 18 North, Range 29 West of the Fifth Principal Meridian, Benton County, Arkansas, being more particularly described as follows: Commencing at a found 1" diameter pinched top pipe, said pipe accepted and used as the SW corner of the NE 1/4 of said NW 1/4; thence S 8°11'25" E a distance of 378.43 feet to a set 5/8" diameter iron pin and the Point of Beginning of Tract 2; thence N 1°08'30" W a distance of 787.12 feet to a set railroad spike; thence N 6°52'27" E a distance of 57.77 feet to a found railroad spike; thence N 6°39'27" E a distance of 86.02 feet to a found 5/8" diameter iron pin; thence S 3°03'58" E a distance of 299.84 feet to a found 5/8" diameter iron pin; thence S 0°27'08" W a distance of 417.04 feet to a found 5/8" diameter iron pin; thence S 8°43'25" E a distance of 229.14 feet to a found 1/2" diameter iron pin; thence S 0°28'45" W a distance of 186.87 feet to a found 3" diameter iron pipe; thence N 8°11'25" W a distance of 348.10 feet to the Point of Beginning, containing 4.65 acres, more or less, and being subject to the right of way of Frisco Springs Road along the north boundary thereof. Also being subject to any easements, rights of way, covenants, and restrictions of record.

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 27<sup>th</sup> day of May, 2014.

/s/ Brenda DeShields, Commissioner  
Brenda DeShields, Commissioner of Circuit Court