

IN THE CIRCUIT COURT OF BENTON COUNTY, ARKANSAS
CIVIL DIVISION

EDWARD D. BOWERS

PLAINTIFF

vs.

Case No. CV-15-855-6

BRYAN CHISOM; TINA CHISOM;
UNITED STATES OF AMERICA;
and TIMOTHY J. LEATHERS,
COMMISSIONER OF REVENUES,
ARKANSAS DEPARTMENT OF
FINANCE AND ADMINISTRATION

FILED
2015 OCT 28 PM 2 13
BRENDA DESHIELDS
CLERK AND RECORDER
BENTON COUNTY, AR.
DEFENDANTS

NOTICE OF SALE

Notice is hereby given that the undersigned commissioner appointed by the Circuit Court of Benton County, Arkansas in cause No. CV-15-855-6 will offer for public sale the following described lands lying in Benton County, Arkansas, to-wit:

A part of the Southeast Quarter (SE ¼) of the Northeast Quarter (NE ¼) of Section Thirty-Six (36), Township Nineteen (19) North, Range Thirty-One (31) West, Benton County, Arkansas, being more particularly described as follows, to-wit: Beginning at the Southeast corner of said forty acre tract, said point being a set iron pin, and running thence N87°30'33"W 905.85 feet to a set iron pin, thence N02°44'13"E 177.56 feet to a set iron pin, thence N54°16'57"E 485.96 feet to a set iron pin, thence N38°14'11"W 98.00 feet to a set iron pin, thence N56°54'55"E 141.04 feet to a set iron pin, thence N36°21'33"W 83.42 feet to a set iron pin, thence S70°23'49"W 101.12 feet to a set iron pin, thence N27°59'43"W 110.74 feet to the centerline of West Wallis Road, thence along said centerline N60°07'05"E 219.51 feet, N59°58'32"E 193.86 feet, thence leaving said road centerline S02°44'13"W 342.68 feet to the Point of Beginning, containing 10.00 acres, more or less. Subject to easements and rights-of-way of record.

Such sale will be in the Lobby on the second floor of the Benton County Courthouse in Bentonville, Arkansas within the hours prescribed for judicial sales, on the 30th day of November, 2015, at 9:15 a.m.

Sale will be to the highest bidder for cash in hand in the amount of the purchase price or on a credit of three months. All bidders must be pre-qualified subject to Petitioner's and Commissioner's approval. Prior to the commencement of the sale, all cash buyers must present a certified cashier's check in the full amount of his/her/its bid and all other bidders must present a letter of credit from a reputable lending institution subject to the approval of Petitioner and Commissioner. Bidders requiring financing must pay a deposit of 10% of the purchase price in cash or certified funds to the Commissioner at the time of sale and execute a proper bond, with security to be approved by the Petitioner, for payment of the balance of the purchase price payable together with interest at 10% per annum from date of sale until paid, with a lien being retained on the premises sold to secure the payment of the purchase money. The 10% deposit is nonrefundable and will be forfeited in the event the successful bidder fails to complete the purchase. The property will be sold subject to any real property taxes or assessments due on the property, and filing fees and costs of sale (including, but not limited to publication costs and commissioner's fees) shall be paid by the purchaser at said sale.

Given under my hand this 28th day of October 2015

/s/ Brenda DeShields
Commissioner

