

FILED

2016 MAR 1 AM 11 07

BRENDA DESHIELDS
CLERK AND RECORDER
BENTON COUNTY, AR.

**IN THE CIRCUIT COURT OF BENTON COUNTY, ARKANSAS
CIVIL DIVISION**

ARVEST BANK

PLAINTIFF

vs.

No. 04CV 2016-10-4

**CHRISTOPHER CONDUFF
and STEVEN CONDUFF**

DEFENDANTS

NOTICE OF COMMISSIONER'S SALE

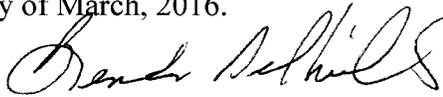
NOTICE IS HEREBY GIVEN that pursuant to the authority and directions contained in the Decree of Foreclosure of the Circuit Court of Benton County, Arkansas entered on the 19th day of February, 2016, between ARVEST BANK, plaintiff, and CHRISTOPHER CONDUFF and STEVEN CONDUFF, defendants, the undersigned, as Commissioner of such Court, will offer for public sale to the highest bidder at the entrance to the circuit clerk's office in the Benton County Courthouse, 102 N.E. "A" Street, Bentonville, Arkansas 72712, within the hours prescribed by law for judicial sales, on the 17th day of March, 2016 at 9:45 a.m., the following described real estate situated in Benton County, Arkansas:

A PART OF THE NE 1/4 OF THE SW 1/4 AND A PART OF THE SE 1/4 OF THE SW 1/4, BEING IN SECTION 21, TOWNSHIP 19 NORTH, RANGE 29 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE SW CORNER OF THE SE 1/4 OF THE SW 1/4 OF SAID DESCRIBED SECTION 21, RUN NORTH 01°36'55" EAST 1393.94 FEET; THENCE SOUTH 88°01'32" EAST 322.98 FEET TO

THE POINT OF BEGINNING; THENCE SOUTH 85°15'02" EAST 160.75 FEET; THENCE SOUTH 12°58'04" EAST 114.57 FEET; THENCE SOUTH 71°51'47" WEST 132.13 FEET; THENCE NORTH 19°57'53" WEST 176.71 FEET TO THE POINT OF BEGINNING. (A/K/A LOT D-1, RO-LYNN HILLS AS SHOWN IN PLAT RECORD BOOK "7" AT PAGE 293.) SUBJECT TO ALL ROADS AND UTILITY EASEMENTS OF RECORD.

TERMS OF SALE: The purchaser will pay the full purchase price on the day of the sale or pay ten percent (10%) of the purchase price, non-refundable, with the balance due to the Commissioner, together with ten percent (10%) interest per annum from the date of the sale until fully paid, within three (3) months from the date of the sale. Prior to the commencement of bidding, any individual who shall desire to bid on the real estate shall inform the Commissioner that he will pay the full purchase price of the real estate in cash or he 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 three (3) months from the date of the sale. A lien shall be retained on the premises sold to secure the payment of the purchase price until the balance is paid in full. The property shall be sold "as is", without warranty of any kind. The purchaser shall be responsible for the costs of the sale, including the Commissioner's fee and recording fee, as well as for any unpaid real estate taxes.

Given under my hand this 1st day of March, 2016.


Brenda DeShields
Commissioner in Circuit Court

