

IN THE CIRCUIT COURT OF BENTON COUNTY, ARKANSAS

ARVEST BANK, SUCCESSOR BY MERGER
TO FIRST NATIONAL BANK, SILOAM SPRINGS,
ARKANSAS, BY AND THROUGH ITS WHOLLY
OWNED SUBSIDIARY, ARVEST MORTGAGE COMPANY

FILED
2016 FEB 19 PM 3 44

BRENDA DESHIELDS
CLERK AND RECORDER PLAINTIFF
BENTON COUNTY, AR.

vs.

No. 04CV-15- 843-6

SHERRY L. NELSON aka SHERRY CARLTON;
SPOUSE OF SHERRY L. NELSON aka SHERRY CARLTON, if any;
and TENANTS OF 23208 WESTPOINT RD,
GENTRY, AR, if any

DEFENDANTS

COMMISSIONER'S SALE

NOTICE IS GIVEN that in pursuance of the authority contained in the decretal order of the Benton County Circuit Court entered on the 3rd day of February, 2016, in Case No. 04CV-15- 843-6, then pending herein between ARVEST BANK, SUCCESSOR BY MERGER TO FIRST NATIONAL BANK, SILOAM SPRINGS, ARKANSAS, BY AND THROUGH ITS WHOLLY OWNED SUBSIDIARY, ARVEST MORTGAGE COMPANY, Plaintiff, and SHERRY L. NELSON aka SHERRY CARLTON, et al., Defendants, the undersigned, as Commissioner of said Court, will offer for sale at public venue to the highest bidder, in the lobby on the 2nd floor of the Benton County Courthouse, 102 NE A Street, Bentonville, Arkansas, in which said Court is held, in the County of Benton, City of Bentonville, Arkansas, within the hours prescribed by law for judicial sales at 9:30 a.m. on Thursday, the 31st day of March, 2016, the following described real estate, situated in Benton County, Arkansas, to wit:

PART OF THE NE1/4 OF THE NE1/4 OF SECTION 12, TOWNSHIP 18 NORTH, RANGE 34 WEST, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SE CORNER OF SAID NE1/4, NE1/4, SECTION 12; THENCE NORTH 86°18'14" WEST 212.11 FEET; THENCE NORTH 03°00'05" EAST 150.00 FEET TO AN IRON PIN; THENCE NORTH 86°18'14" WEST 150.00 FEET TO AN IRON PIN; THENCE NORTH 03°00'05" EAST 96.28 FEET TO AN IRON PIN; THENCE SOUTH 86°58'47" EAST 362.54 FEET TO AN IRON PIN ON THE EAST LINE OF THE NE1/4 OF THE NE1/4; THENCE SOUTH 03°01'17" WEST ALONG THE EAST LINE OF THE NE1/4, NE1/4 154.85 FEET TO A LIMESTONE MARKER MARKING THE SW CORNER OF THE FRACTIONAL NW1/4 OF THE NW1/4 OF SECTION 7, TOWNSHIP 18 NORTH, RANGE 33 WEST; THENCE SOUTH 03°14'30" WEST ALONG THE EAST LINE OF THE NE1/4, NE1/4 95.70 FEET TO THE POINT OF BEGINNING, CONTAINING 1.55 ACRES MORE OR LESS AS SHOWN IN PLAT BOOK 2012, PAGE 469 OF THE RECORDS OF THE BENTON COUNTY, ARKANSAS CIRCUIT CLERK AND RECORDER.

TERMS OF SALE: On a credit of three months, the purchaser being required to execute a bond as required by law and the order and decree of said Court in said cause, with approved security, bearing interest at the rate of 10.0 percent per annum from date of sale until paid, and a lien being retained on the premises sold to secure the payment of the purchase money.

Given under my hand this 19th day of February, 2016.

COMMISSIONER IN CIRCUIT COURT

By: /s/ Brenda DeShields

