

IN THE CIRCUIT COURT OF BENTON COUNTY, ARKANSAS
DIVISION 4

PINNACLE BANK

V.

CASE NO: 04CV-2016-501

**AILO KEITH DAVIDSON a/k/a KEITH DAVIDSON;
PEGGY JOYCE DAVIDSON a/k/a PEGGY DAVIDSON;
BEAR STATE BANK f/k/a FIRST FEDERAL BANK and
STATE OF ARKANSAS, DEPARTMENT OF FINANCE
AND ADMINISTRATION**

PLAINTIFF

BRENDA DESHIELDS
CLERK AND RECORDER
BENTON COUNTY, AR.

2016 MAY 25 AM 11 56

FILED

DEFENDANTS

NOTICE OF COMMISSIONER'S SALE

NOTICE IS HEREBY GIVEN, pursuant to the authority contained in the decretal order of the Benton County Circuit Court entered in case number CV 2016-501-4, styled as set forth above, the undersigned, as Commissioner of the Court, will offer for sale, at public venue to the highest bidder, on the second floor of the Benton County Courthouse, 102 N.E. "A" St., Bentonville, Arkansas 72712, in the County of Benton, within the hours prescribed by law for judicial sales, on Monday the 6th day of June, 2016 A.D., at 10:00 a.m. the following described real property along with any and all personal property, fixtures and improvements thereon, all situated in Benton County, Arkansas, to-wit:

The E $\frac{1}{2}$ of the SW $\frac{1}{4}$ and the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$, and SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ and part of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$, being the South 60 rods, and part of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$, being that part of said NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ lying South of the lane running across said forty, all in Section 16, Township 18 North, Range 32 West of the Fifth Principal Meridian, Benton County, Arkansas. Subject to the right of way of the county road traversing southeasterly and southwesterly across subject property.

Less and Except: Part of the N $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Section 16, Township 18 North, Range 32 West of the Fifth Principal Meridian, Benton County,

Arkansas, described as beginning at a point South 00°47'35" West 295.73 feet and North 89°12'25" West 552.48 feet from the NE corner of the N½ of the NW¼ of the SW¼ of said Section 16; thence South 17°34'41" West 67.50 feet; thence South 60°07'54" East 126.45 feet; thence South 61°27'57" West 173.27 feet; thence South 90°00'00" West 267.26 feet; thence North 03°57'31" West 348.73 feet; thence South 54°35'45" East 82.88 feet; thence South 52°55'26" East 66.64 feet; thence South 72°09'18" East 90.81 feet; thence South 78°25'33" East 108.56 feet to the Point of Beginning, and now being corrected to be more particularly described as follows: Part of the NW¼ of the SW¼ of Section 16, Township 18 North, Range 32 West, Benton County, Arkansas, more particularly described as follows: Commencing at the NE corner said NW ¼ of the SW¼; run thence South 00°47'33" West 330.12 feet; thence North 89°55'33" West 168.78 feet; thence North 83°46'40" West 172.59 feet for the true point of beginning; thence South 24°50'17" West 260.07 feet; thence North 90°00'00" West 388.77 feet; thence North 03°57'29" West 397.84 feet; thence South 54°35'45" East 82.88 feet; thence South 52°55'26" East 66.64 feet; thence South 72°09'18" East 90.81 feet; thence South 78°25'33" East 108.56 feet; thence South 83°46'40" East 213.21 feet to the Point of Beginning.

Also Less and Except: a part of the SW¼ and part of the SE¼ of Section 16, Township 18 North, Range 32 West, Benton County, Arkansas, being more particularly described as follows: Beginning at a point North 87°46'02" West 36.81 feet from the SE corner of the SE¼ of the SW¼ of said Section 16; thence North 87°46'02" West 2587.01 feet; thence North 03°09'30" East 2143.17 feet; thence South 82°47'30" East 479.00 feet; thence South 87°43'02" East 388.77 feet; thence South 03°28'21" East 317.08 feet; thence South 55°45'14" East 388.75 feet; thence North 17°21'27" East 464.29 feet; thence North 08°08'26" East 177.81 feet; thence South 56°57'01" East 10.53 feet; thence South 71°00'04" East 34.65 feet; thence South 77°24'28" East 135.07 feet; thence South 75°19'14" East 40.49 feet; thence North 03°10'12" East 159.97 feet; thence North 87°25'02" West 268.07 feet; thence North 03°04'33" East 330.12 feet; thence South 87°25'02" East 1299.88 feet; thence South 02°54'40" West 710.19 feet; thence South 74°23'30" East 621.39 feet; thence South 31°20'20" West 1025.87 feet; thence South 12°45'07" West 904.81 feet to the Point of Beginning. Together with rights to a 15 feet access easement through part of the NW¼ of the SW¼ of Section 16, Township 18 North, Range 32 West, Benton County, Arkansas, being 7.5 feet each side of a centerline, more particularly described as follows: Beginning at a point South 87°43'02" East 45.92 feet from the NW corner of the NW¼ of the SW¼ of said Section 16, said point of beginning being in the centerline of the county road; thence South 08°44'29" West 102.58 feet; thence South 26°18'30" West 72.41 feet; thence South 03°09'30" West 338.63 feet to the Point of Beginning.

Also Less and Except: A part of the Northwest Quarter of the Southwest Quarter and Part of the Northeast Quarter of the Southwest Quarter of Section 16, Township 18 North, Range 32 West, Benton County, Arkansas. Being More particularly described as follows: Beginning at a point S 03°04'33" W 330.12 feet from the NE Corner of the NW ¼ of the SW ¼ of said Section 16; Thence S 87°25'02" E 268.07 feet; Thence S 03°10'12" W

159.97 feet; Thence N 75°19'14" W 40.49 feet; Thence N 77°24'28" W 135.07 feet; Thence N 71°00'04" W 34.65 feet; Thence N 56°57'01" W 10.53 feet; Thence S 08°08'26" W 177.81 feet; Thence S 17°21'27" W 464.29 feet; Thence N 55°45'14" W 388.75 feet; Thence N 03°28'21" W 317.08 feet; Thence N 27°07'05" E 260.07 feet; Thence S 81°28'53" E 172.59 feet; Thence S 87°38'35" E 168.78 feet; to the point of beginning and containing 7.07 acres. Property is subject to the Right of Way of the county roads on the north side.

TERMS OF SALE: On a credit of three (3) months, the purchaser being required to execute a bond as required by law and the decree of the Court, with approved security, bearing interest at the maximum rate allowed by law from date of sale until paid, and a lien being retained on the property so to secure the payment of the purchase money; provided, however, that if the Plaintiff, its successors or assigns, becomes the purchaser at such sale for an amount not in excess of its judgment, interest and costs herein, in lieu of giving bond, it may credit the amount of its bid, less the cost of these proceedings, including the Commissioner's fee on the judgment herein rendered at the time of confirmation of such sale, which credit shall be an extinguishment of its judgment to the extent of such credit. The property described above will be sold subject to all real property taxes due and payable.

Any announcements made by the Commissioner at the time of sale will take precedence over this notice.

Given under my hand this 25th day of May, 2016.

/s/ Brenda DeShields
Brenda Deshields, Commissioner



PUBLISH ONCE

Bill to:

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G. Nicholas Arnold, Esq.

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