

F I L E D
At 9:00 O'Clock a M

AUG 18 2016

BRENDA DeSHIELDS
Clerk and Recorder
BENTON COUNTY, ARK.

NOTICE OF COMMISSIONER'S SALE

NOTICE IS HEREBY GIVEN, that in pursuance of the authority and directions in the Judgment and Decree of Foreclosure made and entered on the 11th day of August 2016, in a certain cause of the Circuit Court of Benton County, Arkansas (Case No. CV-2016-653-6), then pending therein between Arvest Bank, Plaintiff, and Charles A. Tuggle and Anita Tuggle, et al. Defendants, the undersigned, as Commissioner of said Court, will offer for sale at public venue to the highest bidder, at the front door of the Benton County Courthouse in Bentonville, Arkansas, within the hours prescribed by law for judicial sales, on October 3, 2016, at 10:00 a.m., the following-described real estate (the "Property"), to-wit:

A Part of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 31, Township 20 North, Range 28 West, Benton County, Arkansas, and being more particularly described as follows: Commence at the NW corner of said NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ for the point of beginning, thence S $87^{\circ} 19' 18''$ E 63.98 feet, thence S $33^{\circ} 07' 34''$ E 66.18 feet, thence S $09^{\circ} 00' 41''$ W 360.17 feet, thence S $57^{\circ} 30' 45''$ W 70.04 feet, thence N $01^{\circ} 57' 15''$ E 450.02 feet, to the point of beginning, containing .70 acres more or less, and subject to any and all easements of record or fact.

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 three (3) months from the date of sale. Prior to commencement of bidding, any individual who shall desire to bid on the Property shall inform the Commissioner that he/she will pay the full purchase price of the Property 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 ninety (90) days. The Commissioner shall retain a lien on

the Property until the balance is paid in full. Arvest shall be allowed to credit bid against its Judgment.

Note: The alleged lien arising from the Default Judgment of Security Bankcard Center, Inc. (recorded on January 28, 2011 at Book 2011 Page 1170) was not foreclosed in the above-referenced lawsuit.

Given under my hand this 18th day of August, 2016.


Commissioner



ATTORNEY FOR ARVEST:

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