

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 25th day of September, 2017, in a certain cause of the Circuit Court of Benton County, Arkansas (Case No. CV-2016-1780-5), then pending therein between First National Bank of Fort Smith, Plaintiff, and Ernest Gene Downum, as Trustee of the Ernest Gene Downum Trust u/d/t dated October 13, 1978, as Amended pursuant to First Amendment dated November 17, 1993; Ernest Gene Downum; Margaret Fern Downum; Centennial Bank, as successor-in-interest to Liberty Bank of Arkansas; CME Quality Homes, LLC; and Springdale 2016, LLC, 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 the 21st day of December, 2017, at 9:30 a.m., the following-described real estate (the "Property"), to-wit:


A part of the SW¼ of Section 20, Township 18 North, Range 30 West of the Fifth Principal Meridian in Benton County, Arkansas, and being more particularly described as follows: BEGINNING at the SE corner of the SW ¼ of the SW¼ of said Section 20; thence North 89°04'15" West a distance of 659.98 feet to a set 5/8" rebar pin; thence North 00°06'40" West a distance of 1863.47 feet to a set 5/8" rebar pin; thence South 89 °05'14" East a distance of 330.63 feet to a set 5/8" rebar pin; thence North 00 °06'40" West a distance of 329.15 feet to a set 5/8" rebar pin; thence South 88°56'10" East a distance of 659.41 feet to a set 5/8" rebar pin; thence South 00 °07'27" East a distance of 2190.02 feet to a set 5/8" rebar pin; thence North 89 °16'12" West a distance of 330.52 feet to the Point of Beginning.

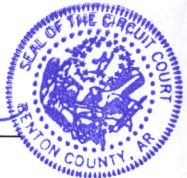
LESS and EXCEPT, that land quieted and confirmed in Decree Quieting Title Case No. CV2015-1443, recorded April 14, 2016 in the Circuit Court records of Benton County, Arkansas, as described below: A part of the N½ of the SW¼ of Section 20, Township 18 North, Range 30 West, Benton County, Arkansas, and being more particularly described as commencing at the SE corner of the SW¼ of the SW¼, thence North 89°04'15" West along the South line of Section 20 a distance of 659.90 feet; thence North 00°06'40" West a distance of 1862.47 feet;

thence South 89°05'14" East a distance of 330.63 feet; thence North 00°06'40" West a distance of 329.15 feet; thence South 88°56'10" East a distance of 159.41 feet to the Point of Beginning, thence South 88°56'10" East a distance of 500.00 feet; thence South 00°06'40" East a distance of 61.68 feet; thence North 89°05'14" West a distance of 499.97 feet; thence North 00°06'40" West a distance of 63.00 feet to the Point of Beginning. WHICH LAND IS ALSO DESCRIBED AS: PT NE¼ SW¼ & NW¼ SW¼ COMM SE/C SW¼ SW¼ N89° W 659.98' N0° W 1863.47' S89° E 330.63' N0° W 329.15' N88° E 159' TO POB N88° E 500' S0° E 61.68' N89° W 500' N0° W 63' TO POB Section 20 Township 18N Range 30W Acreage: 0.72 Lot: Block: City: SPRINGDALE Addition: SD: C50 AND WHICH LAND IS ALSO DESCRIBED AS: Part of the NW¼ of the SW¼ of Section 20, Township 18 North, Range 30 West of the Fifth Principal Meridian in Benton County, Arkansas, being more particularly described as follows: Commencing at the SE corner of the SW¼ of the SW¼ of said Section 20; thence North 89°04'15" West 659.98 feet to a set 5/8" rebar pin; thence North 00°06'40" West 1863.47 feet to a set 5/8" rebar pin; thence South 89°05'14" East 330.63 feet; thence North 00°06'40" West 329.15 feet; thence North 88°56'10" East 159.40 feet to the Point of Beginning; thence North 88°56'10" East 500.01 feet; thence South 00°07'27" East 61.68 feet; thence North 89°05'14" West 500.00 feet; thence North 00°06'40" West 63.00 feet to the Point of Beginning.

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. First National shall be allowed to credit bid against its Judgment.

Given under my hand this 7th day of November, 2017.


Commissioner



ATTORNEY FOR FIRST NATIONAL BANK OF FORT SMITH:

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