

IN THE CIRCUIT COURT OF BENTON COUNTY, ARKANSAS  
CIVIL DIVISION

U.S. BANK NATIONAL ASSOCIATION,  
A NATIONAL BANKING ASSOCIATION  
ORGANIZED AND EXISTING UNDER THE  
LAWS OF THE UNITED STATES OF AMERICA,  
NOT IN ITS INDIVIDUAL CAPACITY BUT  
SOLELY IN ITS CAPACITY AS TRUSTEE FOR  
THE REGISTERED HOLDERS OF LB-UBS  
COMMERCIAL MORTGAGE TRUST 2007-C6,  
COMMERCIAL MORTGAGE PASS-THROUGH  
CERTIFICATES, SERIES 2007-C6

PLAINTIFF

BRENDA DESHIELDS  
CLERK AND RECORDER  
BENTON COUNTY, AR.

2015 SEP 24 PM 1 29

FILED

V. CASE NO. 04CV-15-309

WB3M, LLC, a Delaware limited liability  
company; SCOTT WALCHEK, an individual;  
and GREAT SOUTHERN BANK, a Missouri  
state-chartered trust company

DEFENDANTS

NOTICE OF COMMISSIONER'S SALE

NOTICE IS HEREBY GIVEN that, on October 12, 2015, at 9:50 a.m.,  
pursuant to the authority contained in the Consent Summary Judgment and Decree  
of Foreclosure and Replevin in Favor of Plaintiff (the "Decree") of the Circuit Court  
of Benton County, Arkansas in Case No. 04CV-15-309, filed of record on August 19,  
2015, the undersigned Commissioner appointed by the Court will offer for sale at  
public auction the following described real estate, commonly known as 2501 SE Otis  
Corley Drive, Bentonville, Arkansas 72712, together with any improvements  
thereon (the "Property"), situated in Benton County, Arkansas, to-wit:

Lot 28 of the lot split of Lot 18 of the lot split of Lot 16,  
Bentonville Industrial Park South, a subdivision to the  
City of Bentonville, Benton County, Arkansas, as shown  
in plat record 2007, at page 669.

The above-described Property shall be sold at the Benton County Courthouse where such sales are customarily conducted, in the City of Bentonville, Benton County, Arkansas, at the time stated above. The terms of the foreclosure sale shall be for cash or on credit terms up to 90 days, with interest, except as to Plaintiff U.S. Bank National Association, a national banking association organized and existing under the laws of the United States of America, solely in its capacity as Trustee for the Registered Holders of LB-UBS Commercial Mortgage Trust 2006-C6, Commercial Mortgage Pass-Through Certificates, Series 2007-C6 ("Plaintiff"), or its assignee, which is entitled to offset bid against the judgment awarded herein.

The foreclosure sale shall be a sale to the highest bidder, as set forth above, with prompt performance due. If, on the date of sale, prompt performance is not made, Plaintiff shall be entitled, but not required, to enforce performance or to take the second highest bid (and so on until the Property is sold to a bidder) and all rights of Plaintiff as to any non-performing bidders are hereby reserved.

Upon confirmation of the sale herein ordered, the Commissioner shall execute and deliver to the purchaser a Commissioner's Deed conveying all right, title, and interest in and to the Property free and clear of all claims thereto.

The purchaser shall, upon receipt of the Commissioner's Deed, be entitled to immediate possession of the Property.

You are invited to review the entire Decree in the Benton County Circuit Court records in this case on file with the Clerk of the Court or by obtaining a copy from undersigned counsel upon written request.

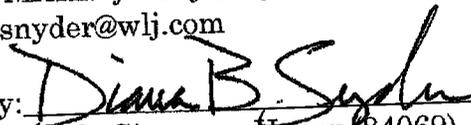
Any announcements made by Commissioner at the time of sale take  
precedence over this Notice.

DATED this 24<sup>th</sup> day of September, 2015.

  
\_\_\_\_\_  
COMMISSIONER

Submitted by:

WRIGHT, LINDSEY & JENNINGS LLP  
200 West Capitol Avenue, Suite 2300  
Little Rock, AR 72201-3699  
(501) 371-0808  
FAX: (501) 376-9442  
E-MAIL: jhenry@wlj.com  
dsnyder@wlj.com

By:   
\_\_\_\_\_  
Judy Simmons Henry (84069)  
Diana Borgognoni Snyder (2009158)

*Attorneys for Plaintiff U.S. Bank National  
Association, a national banking association  
organized and existing under the laws of the  
United States of America, solely in its capacity  
as Trustee for the Registered Holders of LB-UBS  
Commercial Mortgage Trust 2006-C6, Commercial  
Mortgage Pass-Through Certificates, Series 2007-C6*