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BRENDA DESHIELDS
CLERK AND RECORDER
BENTON COUNTY, AR

COMMISSIONER'S SALE NOTICE

NOTICE IS HEREBY GIVEN that pursuant to the authority and directions contained in the decretal order of the Circuit Court of Benton County, Arkansas, made and entered on May 5, 2016, in a certain cause (No. CV-15-1602-5), then pending between Western Federal Credit Union, Plaintiff, and Brian Todd Yarbrough, Kimberly Bowen Yarbrough, Federal National Mortgage Association, *et. al.*, Defendants, the undersigned, as Commissioner of said Court, will offer for sale at public vendue to the highest bidder, at the Benton County Courthouse in which said Court is held, located in Bentonville, Arkansas, within the hours prescribed by law for judicial sales, on July 14, 2016, at 9:15 A.M., the following-described real estate, situated in Benton County, Arkansas:

Tract 2 on a plat filed for record in Plat Record X, at page 110, more particularly described as: Part of the S $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 24 and Part of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 23, all in Township 20 North, Range 32 West, Benton County, Arkansas, described as follows: Beginning at the SW corner of said S $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 24, thence South 89 degrees 50 minutes 10 seconds West 171.65 feet, thence North 00 degree 29 minutes East 537.02 feet, thence Northeasterly on a 492.84 foot radius curve concave to the Northwest (the long chord bears North 75 degrees 58 minutes East 73.36 feet), an arc distance of 73.43 feet, thence North 71 degrees 41 minutes 50 seconds East 32.06 feet to the point of beginning of a 283.48 foot radius curve, concave to the Southeast, thence Northeasterly along said curve (the long chord bears North 81 degrees 42 minutes East 98.48 feet), an arc distance of 98.98 feet, thence South 88 degrees 17 minutes 50 seconds East 393.41 feet to the Point of Beginning of a 453.1 foot radius curve, concave to the Northwest, thence Northeasterly along said curve (the long chord bears North 81 degrees 52 minutes 20 seconds East 154.72 feet), an arc distance of 155.48 feet, thence South 00 degree 29 minutes West 583.9 feet, thence South 89 degrees 30 minutes 40 seconds West 573.41 feet to the point of beginning. Subject to an easement for private roadway 20 feet in width along the Northerly side. Less and Except: A part of the S $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 24, and a part of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 23, Township 20 North, Range 32 West, Benton County, Arkansas, and being described as follows: Beginning at a point South 89 degrees 50 minutes 10 seconds West 171.65 feet and North 00 degrees 29 minutes East 369.69 feet from the SW corner of the S $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 24, thence North 00 degree 29 minutes East 167.30 feet to the center of a road,

thence with said road North 84 degrees 37 minutes 44 seconds East 338.04 feet, thence leaving said road South 198.95 feet, thence West 337.98 feet to the point of beginning.

Also known as 14051 White Oak Lane, Bentonville, AR 72712.

TERMS OF SALE: On a credit of three months, provided the purchaser shall execute a commercial corporate surety bond as required by law and the order and decree of said Court in said cause, with approved security, bearing interest at the maximum legal rate 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. The property will be sold subject to any and all property taxes due and payable.

GIVEN under my hand this 7th day of June, 2016.



Brenda DeShields
Commissioner in Circuit



Prepared by:

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By: 
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FOR PUBLICATION PURPOSES ONLY in the *Northwest Arkansas Democrat Gazette*:

FIRST AND ONLY
PUBLICATION DATE: _____ (no less than 10 days before sale)