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BRENDA DESHIELDS
CLERK AND RECORDER

NOTICE OF COMMISSIONER'S SALE BENTON COUNTY, AR.

NOTICE is given, that pursuant to the authority contained in the decretal order of the Circuit Court of Benton County, Arkansas, entered on July 13, 2016, in a certain cause (No. CV-16-675-6) pending between UNITED STATES OF AMERICA, RURAL HOUSING SERVICE f/k/a FARMERS HOME ADMINISTRATION, UNITED STATES DEPARTMENT OF AGRICULTURE vs THOMAS PORRAS; THE SPOUSE OF THOMAS PORRAS; KARLA VASQUEZ, as Attorney in Fact for Thomas Porras; LETICIA PORRAS; THE SPOUSE OF LETICIA PORRAS; THE OCCUPANTS OF 49 VALLEY VIEW CIRCLE, BENTONVILLE, AR 72712 the undersigned Commissioner of this Court, will offer at public venue to the highest bidder, at the Front Door or entrance to the Benton County Courthouse, in which said Court is held, 102 Northeast "A" St., Bentonville, ARKANSAS, within the hours prescribed by law for judicial sales on Thursday, August 18, 2016, AT THE HOUR OF 9:30 A.M. the following described real property located in Benton County, Arkansas, to-wit:

Lot 60, Northaven Hills Subdivision, Phase II, to the City of Bentonville, Benton County, Arkansas, as shown on Plat Record 22L at Pages 78 and 79.

TERMS OF SALE: Full payment of the purchase price the day of sale, or payment of 10.00% of the purchase price plus the balance on a credit of three (3) months with 10.00% interest per annum on the full purchase price from the date of sale, until paid, the purchaser being required to execute a bond as required by law and the Order and Decree of the Court in said cause, with approved security, bearing interest at the rate of 10.00% per annum from the date of sale, until paid, and a lien being retained on the premises sold to secure payment of the purchase money. This

property is sold "AS IS" and is subject to any and all stipulations made in the decretal order referenced above. Neither the Plaintiff nor the Commissioner give warranty as to the title, boundary lines, taxes and or improvements, if any, on this property.

GIVEN under my hand this 27TH day of JULY, 2016.

Mickel Law Firm, P.A.
Attorneys for Plaintiff
1501 North University, Suite 930
Little Rock, AR 72207

/s/ Brenda DeShields
Commissioner of the Circuit Court

