

**IN THE CIRCUIT COURT OF BENTON COUNTY, ARKANSAS
5th DIVISION**

BEAR STATE BANK F/K/A FIRST FEDERAL BANK

PETITIONER

v.

CASE NO. 04CV-17-488-5

**SCOTT R. BENEDICT a/k/a SCOTT BENEDICT;
RHONDA J. BENEDICT a/k/a RHONDA BENEDICT;
BENTON COUNTY TAX COLLECTOR;
SYNCHRONY BANK;
STATE OF ARKANSAS,
DEPT. OF FINANCE AND ADMINISTRATION;
DEPARTMENT OF TREASURY,
INTERNAL REVENUE SERVICE**

RESPONDENTS

NOTICE OF SALE

Notice is hereby given that the undersigned commissioner appointed by the Circuit Court of Benton County, Arkansas in cause No. 04CV-17-488-5 will offer for public sale the following described lands lying in Benton County, Arkansas, to wit:

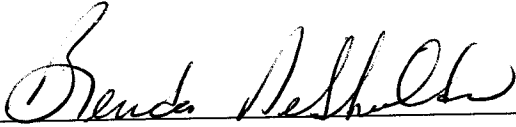
PART OF THE NORTH 1/2 OF THE NE 1/4 AND PART OF THE SE 1/4 OF THE NE 1/4 OF SECTION 9, TOWNSHIP 18 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SW CORNER OF THE NE 1/4 OF THE NE 1/4 OF SAID SECTION 9; THENCE NORTH 88 °53' 03" WEST 200.00 FEET; THENCE NORTH 01° 34' 40" EAST 469.86 FEET; THENCE SOUTH 81° 38' 02" EAST 222.96 FEET; THENCE NORTH 35° 01' 46" EAST 86.18 FEET; THENCE NORTH 08° 30' 49" EAST 117.88 FEET; THENCE SOUTH 59° 39' 12" EAST 33.10 FEET; THENCE SOUTH 66° 02' 17" EAST 24.66 FEET; THENCE SOUTH 71° 21' 26" EAST 27.85 FEET; THENCE SOUTH 75° 30' 53" EAST 38.62 FEET; THENCE SOUTH 79° 27' 51" EAST 42.56 FEET; THENCE SOUTH 82° 09' 51" EAST 35.52 FEET; THENCE SOUTH 84° 09' 27" EAST 239.15 FEET; THENCE SOUTH 05° 52' 23" WEST 332.52 FEET; THENCE NORTH 88° 55' 31" EAST 248.95 FEET; THENCE SOUTH 06° 12' 49" WEST 212.08 FEET; THENCE SOUTH 89° 16' 49" WEST 702.29 FEET; THENCE SOUTH 45° 25' 45" WEST 28.25 FEET; THENCE NORTH 01° 34' 40" EAST 20.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.616

ACRES, MORE OR LESS. PROPERTY IS SUBJECT TO A 30 FOOT ACCESS EASEMENT.

The property currently has the address of 11381 W. Hwy 264, Bentonville, Arkansas 72712.

Such sale will be on the second floor lobby, outside of Room 203 of the Benton County Courthouse in Bentonville, Arkansas, on July 27, 2017, at 9:30 a.m.

Sale will be to the highest bidder for cash in hand in the amount of the purchase price or on a credit of three months. All bidders must be pre-qualified subject to Petitioner's and Commissioner's approval. Prior to the commencement of the sale, all cash buyers must present a certified cashier's check in the full amount of his/her/its bid, and all other bidders must present a letter of credit from a reputable lending institution subject to the approval of Petitioner and Commissioner. Bidders requiring financing must pay a deposit of 10% of the purchase price in cash or certified funds to the Commissioner at the time of sale and execute a proper bond, with security to be approved by the Petitioner, for payment of the balance of the purchase price payable together with interest at 10% per annum from date of sale until paid, with a lien being retained on the premises sold to secure the payment of the purchase money. The 10% deposit is nonrefundable and will be forfeited in the event the successful bidder fails to complete the purchase. The property will be sold subject to any real property taxes or assessments due on the property, and filing fees and costs of sale (including, but not limited to publication costs and commissioner's fees) shall be paid by the purchaser at said sale.



Commissioner

Date: 6/21/2017

