FILED
At 4:28 O'Clock P M
MAR 17 2016
BRENDA DeSHIELDS
Clerk and Recorder
BENTON COUNTY, ARK.

IN THE CIRCUIT COURT OF BENTON COUNTY, ARKANSAS
CIVIL DIVISION

WESTERN FEDERAL CREDIT UNION **PLAINTIFF**

v. **No. CV 2015-1626-6**

DAVID D. SEABOLT
RANDALL WILLIAM SEABOLT;
DWIGHT H. PIERCE; and
OZARK CAPITAL CORPORATION **DEFENDANTS**

NOTICE OF COMMISSIONER'S SALE

NOTICE IS HEREBY GIVEN that pursuant to the authority and directions contained in the Decree of Foreclosure of the Circuit Court of Benton County, Arkansas entered on the 14th day of March, 2016, between WESTERN FEDERAL CREDIT UNION, now known as Unify Financial Credit Union, plaintiff, and DAVID D. SEABOLT, RANDALL WILLIAM SEABOLT, DWIGHT H. PIERCE, and OZARK CAPITAL CORPORATION, defendants, the undersigned, as Commissioner of such Court, will offer for public sale to the highest bidder at the entrance to the circuit clerk's office in the Benton County Courthouse, 102 N.E. "A" Street, Bentonville, Arkansas 72712, within the hours prescribed by law for judicial sales, on the 25th day of April, 2016 at 10:15 a.m., the following described real estate situated in Benton County, Arkansas:

> LOT 5, BLOCK 1, NORTHWEST PARK ADDITION, FINAL PLAT TO THE CITY OF DECATUR, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT RECORD 14, PAGE 283.

TERMS OF SALE: The purchaser will pay the full purchase price on the day of the sale or pay ten percent (10%) of the purchase price, non-refundable, with the balance due to the Commissioner, together with ten percent (10%) interest per annum from the date of the sale until fully paid, within three (3) months from the date of the sale. Prior to the commencement of bidding, any individual who shall desire to bid on the real estate shall inform the Commissioner that he will pay the full purchase price of the real estate in cash or he 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 three (3) months from the date of the sale. A lien shall be retained on the premises sold to secure the payment of the purchase price until the balance is paid in full. The property shall be sold "as is", without warranty of any kind. The purchaser shall be responsible for the costs of the sale, including the Commissioner's fee and recording fee, as well as for any unpaid real estate taxes.

Given under my hand this 17th day of March, 2016.

Brenda DeShields
Commissioner in Circuit Court