

COMMISSIONER'S SALE

NOTICE IS HEREBY GIVEN, Pursuant to the authority and terms of sale contained in the decretal order of the Benton County Circuit Court entered in Case No. **CV13-1476-4** pending between CitiMortgage, Inc., Plaintiff, and Jeffrey S. Patterson, et al., Defendants, the undersigned, as Commissioner of the Court, will offer for sale, at vendue to the highest bidder, at the front entrance door of the Benton County Courthouse, Bentonville , Arkansas on May 12, 2014, at 9:15a.m. the following-described real estate, situated in Benton County, Arkansas, to-wit:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF BENTON, STATE OF ARKANSAS AND IS DESCRIBED AS FOLLOWS:

ALL THAT PARCEL OF LAND IN TOWNSHIP OF GARFIELD, BENTON COUNTY, STATE OF ARKANSAS, AS MORE FULLY DESCRIBED IN DEED BOOK 01, PAGE 53744, ID# 09-00100-070, BEING KNOWN AND DESIGNATED AS:

PART OF THE N/2 SW/4 OF 33-21N-28W, BENTON COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT SE CORNER OF SAID N/2 OF SW/4, THENCE N 87 DEG 55 MINUTES 58 SECONDS W 474.01 FT, THENCE N 23 DEG 17 MINUTES 34 SECONDS W 441.16 FT, THENCE S 86 DEG 01 MINUTES 46 SECONDS W 213.96 FT, THENCE N 89 DEG 58 MINUTES 53 SECONDS W 273.59 FT, THENCE N 01 DEG 43 MINUTES 10 SECONDS E 94.02 FT TO THE POINT OF BEGINNING; THENCE N 87 DEG 55 MINUTES 55 SECONDS W 510.65 FT, THENCE N 11 DEG 37 MINUTES 53 SECONDS E 181.49 FT, THENCE N 43 DEG 37 MINUTES 29 SECONDS E 191.05 FT, THENCE N 30 DEG 53 MINUTES 14 SECONDS E 358.47 FT, THENCE N 27 DEG 03 MINUTES 20 SECONDS W 189.6 FT TO THE S RIGHT OF WAY OF AR HWY 127; THENCE ALONG SAID HWY S 60 DEG 12 MINUTES 00 SECONDS E 45.28 FT, S 52 DEG 19 MINUTES 48 SECONDS E 70.94 FT, S 45 DEG 05 MINUTES 32 SECONDS E 77.14 FT, S 41 DEG 26 MINUTES 45 SECONDS E 172.03 FT AND S 44 DEG 56 MINUTES 25 SECONDS E 69.35 FT; THENCE LEAVING SAID HWY S 35 DEG 24 MINUTES 00 SECONDS W 161.91 FT, THENCE S 14 DEG 12 MINUTES 15 SECONDS E 208.18 FT, THENCE S 8 DEG 18 MINUTES 1 SECOND W 180.72 FT TO THE POINT OF BEGINNING, CONTAINING 5.57 ACRES, HAVING BENEFIT OF A 50FT WIDE EASEMENT FOR INGRESS, EGRESS AND UTILITIES ALONG THE SIDE OF THE PROPERTY, THE E SIDE OF THE PROPERTY BEING THE W SIDE OF THE 50 FT EASEMENT AS PER WARRANTY DEED 97/26645 AND SUBJECT TO 25 FT WIDE UTILITY EASEMENTS ALONG THE EAST, WEST AND NORTH SIDES OF THE PROPERTY AND SUBJECT TO A 10 FOOT WIDE UTILITY EASEMENT ALONG THE S SIDE OF THE PROPERTY.

MORE COMMONLY KNOWN AS 14749 RAVENWOOD LN., GARFIELD, AR 72732

BY FEE SIMPLE DEED FROM FREEDOM CHURCH OF REVELATION CONGREGATION/I.A.M.C. 0530 OF THE CARRE THE CROSS MINISTRIES, REX AND CAROLYN FOX AS TRUSTEES AS SET FORTH IN BOOK 0 PAGE 53744 DATED 04/16/2001 AND RECORDED 04/25/2001, BENTON COUNTY

RECORDS, STATE OF ARKANSAS.

More commonly known as: 14749 RAVENWOOD LN, GARFIELD, AR 72732_

TERMS OF SALE: Are as set forth within the orders and foreclosure decree of the Benton County Circuit Court entered in Case No. CV13-1476-4, including but not limited to the following - should any successful bidder fail to perform under the instructions of the Commissioner at time of sale, then that bid shall be void and set aside. The Commissioner thereafter shall find that the subject property be awarded to the next successive highest bidder, until performance is rendered.

Also, on a credit of three months, the purchasers are required to execute a bond as required by law and the order and decree of the Court with approved security, bearing interest at the maximum rate allowed by Arkansas law from date of sale until paid, and a lien being retained on the premises sold to secure the payment of the purchase money.

Given under my hand this 10th day of April, 2014.

/s/Brenda DeShields, COMMISSIONER