

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. **CV2013-1833-1** pending between U.S. Bank National Association, Plaintiff, and Nancy Vang, 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 **Thursday, October 2, 2014 at 9:40a.m.** the following-described real estate, situated in Benton County, Arkansas, to-wit:

**PART OF THE NE 1/4 OF THE NW 1/4 AND PART OF THE NW 1/4 OF THE NE 1/4 OF SECTION 22,
T-18-N, R-33-W, BENTON COUNTY, ARKANSAS, DESCRIBED AS
BEGINNING AT A POINT 1984.60
FEET S 87 DEGREES 43 MINUTES 51 SECONDS E OF THE NW CORNER OF
SAID SECTION 22; THENCE S 87 DEGREES 43 MINUTES 51 SECONDS E
673.33 FEET; THENCE S 02 DEGREES 45 MINUTES 53 SECONDS W 1084.46
FEET; THENCE S 05 DEGREES 49 MINUTES 03 SECONDS W 237.87 FEET;
THENCE N 87 DEGREES 42 MINUTES 01 SECONDS W 665.01 FEET; THENCE
N 02 DEGREES 57 MINUTES 11 SECONDS E 1321.57 FEET TO THE POINT OF
BEGINNING AND CONTAINING 20.461 ACRES, MORE OR LESS. PROPERTY
IS SUBJECT TO RIGHT OF WAY OF HIGHWAY 59 AND SHADY GROVE
ROAD ON THE NORTH SIDE AND ALSO THE RIGHT OF WAY OF SHADY
GROVE ROAD ON THE WEST SIDE. SUBJECT TO RIGHTS-OF-WAY,
EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.**

More commonly known as: 20403 Shady Grove Rd., Gentry, AR 72734_

TERMS OF SALE: Are as set forth within the orders and foreclosure decree of the Benton County Circuit Court entered in Case No. CV2013-1833-1, 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 28th day of Aug., 2014.

/s/Brenda DeShields, COMMISSIONER