

IN THE CIRCUIT COURT OF BENTON COUNTY, ARKANSAS

FIRST STATE BANK

v.

CASE NO. CV 2014--752-6

THE BRANDING IRON MARKET AND GRILLE, LLC,  
LEON JONES,  
LISA JONES, and  
SHEPHERD OIL ACQUISITION, LLC

DEFENDANTS

FILED  
2014 OCT 27 AM 8 12  
BREND A DESHIELDS  
CLERK AND RECORDER  
BENTON COUNTY, AR.

NOTICE OF COMMISSIONER'S SALE

NOTICE IS HEREBY GIVEN, that in pursuance of the authority and directions contained in the Judgment and Decree entered in the Circuit Court of Benton County, Arkansas, on the 20<sup>th</sup> day of October, 2014 in Case No. CV 2014-752-5, pending between First State Bank, Plaintiff, and Defendants, The Branding Iron Market and Grille, LLC, Leon Jones, Lisa Jones, and Shepherd Oil Acquisition, LLC, Defendants, the undersigned as Commissioner of said Court, will offer for sale at public venue to the highest bidder, at the main entrance of the Benton County Courthouse, 102 Northeast A Street, Bentonville, Arkansas, 72712, in the County of Benton, Arkansas, on the 20<sup>th</sup> day of November, 2014, at 10:15 a.m., the following described tract of real estate, to-wit:

A part of the SE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 2, Township 18 North, Range 32 West, Benton County, Arkansas, as shown in Plat Book 2005 at page 720, more particularly described as follows: Commencing at the NE corner of the SE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of said Section 2; thence South 00°00'37" West 70.00 feet and South 89°36'45" West 48.50 feet to a point on the West right of way of Highway 264 and the point of beginning; thence along said right of way, South 00°02'38" West 196.76 feet; thence departing said right of way, South 89°36'45" West 442.84 feet; thence North 00°05'00" East 196.77 feet to a point on the South right of way of Arkansas Highway 12; thence along said South right of way, also being the South right of way of Arkansas State Highway 264, North 89°36'45" East 442.71 feet to the point of beginning, containing 2.00 acres, more or less.

The Property is located at 14939 West Highway 12, Gentry, Benton County, Arkansas 72734.

TERMS OF SALE: The purchaser will pay the full purchase price the day of the sale or pay 10% of the purchase price, non-refundable, with the balance due to the Commissioner, plus 10% per annum from date of sale until paid thereon, within ninety (90) days from the date of sale. Prior to commencement of bidding, any individual who shall desire to bid on the real estate

shall inform the Commissioner that he/she will pay the full purchase price of the real estate in cash or 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 ninety (90) days. The Commissioner shall retain a lien on the real property until the balance is paid in full.

Given under my hand this 27<sup>th</sup> day of October, 2014.

/s/ Brenda DeShields  
Commissioner in Circuit Court

