

IN THE CIRCUIT COURT OF BENTON COUNTY, ARKANSAS  
PROBATE DIVISION

IN THE MATTER OF THE ESTATE OF

NO. PR 2012-435-6

LEON T. FRANCE, deceased

**COMMISSIONER'S NOTICE OF SALE**

Notice is hereby given that pursuant to an Order entered by the Circuit Court of Benton County, Arkansas, Probate Division, dated April, 4, 2013, in the Matter of the Estate of Leon T. France, deceased, the undersigned commissioner will on May 6, 2013, at 10:30 A.M. offer for sale at public auction the following described property located in Benton County, Arkansas, to-wit:

Approximately 20 acres located at 366 South Davis Street, Pea Ridge, Arkansas, more particularly described as follows:

The South Half of the Northwest Quarter of the  
Northwest Quarter of Section Six (6) Township  
Twenty (20) North of Range Twenty-nine (29)  
West, containing twenty (20) acres, more or less.

Such sale will be at the Entrance of the Courthouse, 102 N.E. A Street, in the City of Bentonville, Arkansas, Benton County, Arkansas.

Sale will be to the highest bidder for an amount of not less than three-fourths (3/4) of the appraised value of the property. 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. The successful bidder will be required to pay a deposit of 10% of the purchase price in cash or certified funds as earnest money at the time of sale, with the balance due in full at closing within (30) days.

The 10% earnest money is non-refundable and will be forfeited in the event the successful bidder fails to complete the purchase.

Date: April 9, 2013

Brenda DeShields, Commissioner

Please publish once a week for three consecutive weeks

April 16, 2013, April 23, 2013 and April 30, 2013

Mail Costs to Attorney

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