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BRENDA DESHIELDS
CLERK AND RECORDER
BENTON COUNTY, AR.

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. **04CV-15-719** pending between J.P. Morgan Mortgage Acquisition Corp., Plaintiff, and Lisa M. Luckett, *et al.*, Defendants, the undersigned, as Commissioner of the Court, will offer for sale, at vendue to the highest bidder, in the Lobby on the 2nd Floor of the Benton County Courthouse, Bentonville, Arkansas on Thursday, August 18, 2016, at 10:00 o'clock a.m. the following-described real estate, situated in Benton County, Arkansas, to-wit:

> **Part of the NW 1/4 of the NE 1/4 of Section 36, Township 21 North, Range 30 West, described as follows: Beginning 52 rods South and 164 feet East of the NW corner of said 40 acre tract; thence East to the Graveyard; thence South 135; thence West to a point directly South of the point of beginning; thence North to the point of beginning.**
> **LESS AND EXCEPT that part of the above described property which is contained in the following: Part of the NW 1/4 of the NE 1/4 of Section 36, Township 21 North, Range 30 West, Pea Ridge, Benton County, Arkansas, being more particularly described as follows: Commencing at the NW 1/4 of said NW 1/4 of the NE 1/4; thence South 02 degrees 35 minutes 37 seconds West 693.00 feet; thence South 87 degrees 24 minutes 22 seconds East 165.00 feet; thence South 2 degrees 56 minutes 27 seconds West 80.00 feet to the point of beginning; thence South 87 degrees 24 minutes 21 seconds East 273.58 feet; thence South 3 degrees 19 minutes 48 seconds West 209.88 feet; thence North 88 degrees 28 minutes 13 seconds West 271.48 feet; thence North 2 degrees 36 minutes 22 seconds East 129.90; thence North 2 degrees 56 minutes 27 seconds East 85.00 feet to the point of beginning.**
> **Purported Address: 1401 Dodge Street, Pea Ridge AR 72751**
>
> **More commonly known as: 1401 Dodge Street, Pea Ridge, AR 72751.**

TERMS OF SALE: Are as set forth within the orders and foreclosure decree of the Benton

County Circuit Court entered in Case No. 04CV-15-719, 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.

This sale is made subject to any and all stipulations made in the decretal Order filed of record on August 25, 2015. The Commissioner does not warrant title, boundary lines, taxes, and or improvements, if any, on this property in Benton County, Arkansas.

Given under my hand this 5th day of July, 2016.

/s/ Brenda DeShields
BRENDA DESHIELDS, COMMISSIONER

SEAL OF CIRCUIT COURT
BENTON COUNTY, ARKANSAS