

COMMISSIONER'S SALE NOTICE

Notice is given, that pursuant to the authority contained in the decretal order of the Circuit Court of Benton County, Arkansas, entered on the 12<sup>th</sup> day of May, 2016 in a certain cause No. 04CV-2015-1621-4 pending between:

IN THE CIRCUIT COURT OF BENTON COUNTY, ARKANSAS  
CIVIL DIVISION

VFC PARTNERS 8 LLC

PLAINTIFF

vs.

No. 04CV-2015-1621-4

BILL AUGUSTINE; THE SPOUSE OF BILL  
AUGUSTINE, if married; THE BILL AUGUSTINE  
TRUST DATED OCTOBER 6, 2000; STATE OF  
ARKANSAS DEPARTMENT OF FINANCE AND  
ADMINISTRATION; and DEPARTMENT OF  
TREASURY – INTERNAL REVENUE SERVICE

DEFENDANTS

The undersigned as Commissioner of this Court, will offer at public venue to the highest bidder, on the second floor lobby of the Benton County Courthouse, in which said Court is held, in the City of Bentonville, Benton County, Arkansas, within the hours prescribed by law for judicial sales on the 2<sup>nd</sup> day of June, 2016 at the hour of 9:45 A.M. the following described real property located in Benton County, Arkansas, to-wit:

A part of the Reserved Property in Magnolia Industrial Park Subdivision to the City of Rogers, Arkansas as per plat on file in the Office of the Circuit Clerk and Ex-Officio Recorder of Benton County, Arkansas, being more particularly described as follows to-wit: Beginning at a point which is South 00°34'08" East 330.00 feet and South 89°46'50" West 712.00 feet from the Northeast corner of the SE ¼ of the NE ¼ of the NE ¼ of Section 1, Township 19 North, Range 30 West, and running thence South 01°00'13" West 285.99 feet to a found iron pin; thence North 89°46'50" East 47.50 feet to a found iron pin; thence South 148.86 feet to a found iron pin; thence South 81°33'48" West 70.31 feet; thence North 89°22'25" West along the North right – of-way of West Stribling Drive 202.95 feet; thence leaving said right-of-way North 00°19'46" West 441.93 feet; thence North 89°46'51" East 232.64 feet to the point of beginning, containing 2.49 acres, more or less. Subject to easements, restrictions, and rights-of-way of record.

Being Adjusted Tract B as shown on a Lot Line Adjustment in the Reserved Property in Magnolia Industrial Park Block 1 Lots 1 & Reserved Property filed as Plat Book 2006 at page 174.

AND

Tract 2B, Genia Marie's Addition, Bentonville, Benton County, Arkansas, as shown in Plat Record 19 at page 239, LESS AND EXCEPT: A part of Tract 2B and all of Tract 2A of the Genia Marie's Addition to the City of Bentonville, Benton County, Arkansas, as shown in Plat Record Book 19 at page 239, being a part of the W ½ of the NW ¼ of Section 9, Township 19 North, Range 30 West and being described as follows: Beginning at a found iron pin for the NW corner of Tract 2A, said iron pin being the true point of beginning; thence South 87°31'30" East 330.00 feet to a point in the roadway of Moberly Lane; thence along the roadway of Moberly Lane, South 02°34'58" West 138.14 feet; thence leaving the roadway of Moberly Lane, North 88°08'09" West 330.03 feet to a set iron pin; thence North 02°34'58" East 141.66 feet to the true point of beginning, containing 1.06 acres, more or less.

The property will be sold subject to any property taxes and assessments due on the property; and the costs of sale (including but not limited to publication costs and commissioner's fees) shall be paid by the purchaser.

Purchaser will be required to pay full amount of bid the day of sale or ten percent down with remaining balance due in 90 days bearing interest from the date of sale.

Purchaser will also be required to give bond with approved security to secure payment of the purchase price and a lien shall be retained on property to further secure purchase price the day of the sale.

Given under my hand this 13<sup>th</sup> day May, 2016.

Brenda DeShields, Commissioner

/s/ Brenda DeShields

Please pub one time:

May 18, 2016

Mail costs to Attorney:  
Paul Davidson, Attorney at Law  
P.O. Box 525  
Bentonville, AR 72712  
479-273-3764