

IN THE CIRCUIT COURT OF BENTON COUNTY, ARKANSAS
DIVISION 6

UNITED BANK

PLAINTIFF

V.

CASE NO: CV- 2012-1986-6

PETER P. MANGIAMELE;
DANYELLE L. MANGIAMELE;
THE TENANTS OF 4704 MOSSY OAK TRAIL,
ROGERS, AR, IF ANY; CROSS CREEK HOMEOWNERS
ASSOCIATION, INC.; TIMOTHY J. LEATHERS,
COMMISSIONER OF REVENUES, DEPARTMENT
OF FINANCE AND ADMINISTRATION,
STATE OF ARKANSAS; IBERIABANK, fsb, f/k/a
PULASKI BANK AND TRUST COMPANY; and
COMPLETE FIRE & WATER DAMAGE RESTORATION, INC.

DEFENDANTS

NOTICE OF COMMISSIONER'S SALE

NOTICE IS HEREBY GIVEN, pursuant to the authority contained in the decretal order of the Benton County Circuit Court entered in case number CV 2012-1986-6, styled as set forth above, the undersigned, as Commissioner of the Court, will offer for sale, at public venue to the highest bidder, at the west steps of the main entrance of the Benton County Courthouse, 102 N.E. "A" St., Bentonville, AR 72712, Arkansas, on Tuesday, September 3, 2013 at 10:15 a.m., the following described real property and all improvements thereon, all situated in Benton County, Arkansas, to-wit:

**LOT 3, CROSS CREEK, BLOCK 1, ROGERS, BENTON COUNTY,
ARKANSAS, AS SHOWN IN PLAT RECORD BOOK 2003 AT PAGE
1008.**

PHYSICAL ADDRESS: 4704 MOSSY OAK TRAIL, ROGERS, AR 72758

TERMS OF SALE: On a credit of three (3) months, the purchaser being required to execute a bond as required by law and the decree of the Court, with approved security, bearing interest at the maximum rate allowed by law from date of sale until paid, and a lien being retained on the properties so to secure the payment of the purchase money; provided, however, that if the Plaintiff, its successors or assigns, becomes the purchaser at such sale for an amount not in excess of its judgment, interest and costs herein, in lieu of giving bond, it may credit the amount of its bid, less the cost of these proceedings, including the Commissioner's fee on the judgment herein rendered at the time of confirmation of such sale, which credit shall be an extinguishment of its judgment to the extent of such credit. The properties described above will be sold subject to all property taxes (real and personal) due and payable.

Any announcements made by the Commissioner at the time of sale will take precedence over this notice.

Given under my hand this 12th day of August, 2013.

/S/ Brenda Deshields
Brenda DeShields, Commissioner

G. Nicholas Arnold, Esq.
**KEITH, MILLER, BUTLER &
SCHNEIDER & PAWLIK, PLLC**
224 South 2nd St.
Rogers, AR 72756
(479)-621-0006 Telephone
(479)-631-6890 Telecopier
narnold@arkattorneys.com
Attorneys for United Bank