

IN THE CIRCUIT COURT OF BENTON COUNTY, ARKANSAS

THE BANK OF NEW YORK MELLON, f/k/a THE BANK OF NEW YORK, THE PRESENT TRUSTEE UNDER OAKWOOD MORTGAGE INVESTORS, INC. (Inv. Codes 206, 208-214, 216-211) (AS MARKED) SERIES 1998-B POOLING AND SERVICING AGREEMENT DATED AS OF MAY 1, 1998 (THE 'TRUST'), PNC BANK, NATIONAL ASSOCIATION BEING THE INITIAL TRUSTEE UNDER THE TRUST, SUCCEEDED AS TRUSTEE BY CHASE MANHATTAN TRUST COMPANY, NATIONAL ASSOCIATION, SUCCEEDED AS TRUSTEE BY THE CHASE MANHATTAN BANK, SUCCEEDED AS TRUSTEE BY JP MORGAN CHASE BANK, BY AND THROUGH VANDERBILT MORTGAGE AND FINANCE, INC., ITS ATTORNEY IN FACT

BRÉNDÁ DESHIELDS  
CLERK & RECORDER  
BENTON COUNTY, AR

2014 SEP 19 PM 12 15

FILED

PLAINTIFF

v.

No. CV-14-98-6

ROGER STANFILL; UNITED STATES SMALL BUSINESS ADMINISTRATION; THE STATE OF ARKANSAS, DEPARTMENT OF FINANCE AND ADMINISTRATION; AND, UNITED STATES DEPARTMENT OF THE TREASURY INTERNAL REVENUE SERVICE

DEFENDANTS

**NOTICE OF COMMISSIONER'S SALE**

NOTICE IS HEREBY GIVEN that pursuant to the authority and directions contained in that Foreclosure Decree of the Circuit Court of Benton County, Arkansas, filed on June 24, 2014, in Benton County Circuit No. CV-14-98-6, then pending between the above-named Plaintiff and the above-named Defendants, the undersigned, as Commissioner of said Court, will offer for sale at public auction to the highest bidder at the front steps of the Benton County Courthouse, Arkansas, at 9:50 a.m. on Thursday, October 23, 2014, the real property described in and covered by that Deed of Trust executed, acknowledged and delivered by Roger Stanfill, an unmarried person, and recorded with the Office of the Circuit Clerk and Ex-Officio Recorder of Benton County, Arkansas on February 5, 1998 as Instrument No. 98-009861; which is incorporated herein by reference including, without limitation, the following real property and improvements located thereon that served as collateral for the Note executed by Roger Stanfill,

and delivered to Plaintiff on or about February 4, 1998, and attached as Exhibit "A" to the Complaint filed in the action above cited.

The description of the real property to be sold is as follows:

A PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 30, TOWNSHIP 20 NORTH, RANGE 28 WEST, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NW CORNER OF THE NE 1/4 OF THE NE 1/4 OF SAID SECTION 30; THENCE SOUTH 86 DEGREES 41 MINUTES 183.62 FEET TO THE CENTER OF A ROAD; THENCE SOUTH 81 DEGREES 49 MINUTES EAST 312.0 FEET; THENCE SOUTH 19 DEGREES 22 MINUTES 55 SECONDS WEST 624.54 FEET; THENCE NORTH 87 DEGREES 24 MINUTES 24 SECONDS WEST 313.73 FEET; THENCE NORTH 02 DEGREES 35 MINUTES 36 SECONDS EAST 630.63 FEET TO THE POINT OF BEGINNING. SUBJECT TO THE COUNTY ROAD AND ALL EASEMENTS OF RECORDS.

AND

PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 19, TOWNSHIP 20 NORTH, RANGE 28 WEST DESCRIBED AS BEGINNING AT THE SW CORNER OF SAID SE 1/4 OF THE SE 1/4; THENCE SOUTH 86 DEGREES 41 MINUTES EAST 170 FEET TO THE CENTERLINE OF A ROAD; THENCE NORTHWESTERLY ALONG SAID ROAD 217 FEET MORE OR LESS TO THE SECTION LINE; THENCE SOUTH 02 DEGREES 35 MINUTES 36 SECONDS WEST 132.74 FEET TO THE POINT OF BEGINNING.

Along with 1998 Oakwood Manufactured Home, Serial No. HOTX10A02695AB, affixed thereto, with the address of Dogwood Valley Road, Rogers, Arkansas 72756.

The property covered by and described in the Note and Deed of Trust is hereinafter referred to as the "Property." The Property remains subject to any delinquent real and personal property taxes due Benton County.

The Property shall be sold on a credit of three (3) months; the purchaser will be required to execute a bond, with a commercial corporate surety, bearing interest from the date of sale until paid at the rate of ten percent (10%) per annum, the payment of said bid to be secured by a lien

upon the purchased property; 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; and provided further that if its bid shall exceed the amount of the judgment and costs, it should be required to give bond only for the overplus. Any such overplus from the sale of the Property over and above Plaintiff's judgment, interest, cost and attorney's fees shall be paid over to the Registrar of this Court whereupon, if there be any Defendants herein who claim an equitable or legal interest in and to all or a portion of the overplus, said Defendant shall petition the Court for a determination of each party's priority of interest and aliquot shares of proration of said surplus.

Given under my hand this 19th day of September, 2014.

**/s/ Brenda DeShields, Circuit Clerk  
Commissioner**

FOR FURTHER INFORMATION  
YOU MAY CONTACT:

Mitchell L. Berry  
Dyke, Goldsholl & Winzerling, P.L.C.  
415 N. McKinley, Suite 1177  
Little Rock, AR 72205  
Ph: 501-661-1000 – Fax: 501-661-1100  
*Attorneys for Plaintiff*