IN THE CIRCUIT COURT OF BENTON COUNTY, ARKANSAS

VFC PARTNERS 25 LLC,	)(	
	)(	
Plaintiff	)(	
	)(	
vs.	)(	NO. CV2013-1856-5
	)(	
NORTHWEST ARKANSAS DESIGN CENTER, LLC, DONALD B. BERRIGAN, DERRY M. BERRIGAN, NETWORK INNOVATIONS, INC., BILL=S ELECTRIC OF MISSOURI, INC., CENTENNIAL BANK and KBS LEASING, LLC,	)(	
	)(	
Defendants	)(	

FILED
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BRENDA DESHIELDS
CLERK AND RECORDER
BENTON COUNTY, AR.

NOTICE OF FORECLOSURE SALE

Notice is hereby given that the undersigned Commissioner, pursuant to the Agreed In Rem Foreclosure Decree of the Circuit Court of Benton County, Arkansas, which was rendered on October 9, 2014, in which VFC Partners 25 LLC is the Plaintiff and Northwest Arkansas Design Center, LLC, Donald B. Berrigan, Derry M. Berrigan, Network Innovations, Inc., Bill=s Electric of Missouri, Inc., Centennial Bank and KBS Leasing, LLC are the Defendants, will on November 20, 2014, offer for sale at public auction at the front door of the County Courthouse in Bentonville, Benton County, Arkansas, to the highest and best bidder the following property situated in Benton County, Arkansas:

> All that property previously owned by Burlington Northern Railroad Company (formerly St. Louis, San Francisco Railway Company) at Rogers, Arkansas, located on the Ft. Smith, Arkansas, to Monett, Missouri, branch line in the SW1/4 of the NW1/4 and the NW1/4 of the SW1/4 of Section 7, Township 19 North, Range 29 West of the 5th Principal Meridian, Benton County, Arkansas, described as follows: Beginning at the point of intersection of the North line of East Walnut Street and the West line of South "A" Street in the City of Rogers, Arkansas, as per recorded plat thereof; thence Westerly along said North line of East Walnut Street 90 feet, more or less, to a line that lies parallel with and 25 feet normally distant Easterly from the centerline of the main track of the Arkansas and Missouri Railroad Company, contract purchaser from the Burlington Northern Railroad Company, thence Northerly along last said parallel line 300 feet, more or less, to the South line of Chestnut Street in the City of Rogers, Arkansas, as per the recorded plat thereof; thence Easterly along the said South line of Chestnut Street 90 feet, more or less, to the West line of said South "A" Street; thence Southerly along the last said West line 300 feet, more or less to the point of beginning. Subject to restrictions, covenants, conditions and other matters as set forth in Deed of Conservation Easement filed in Document No. 9591255 of Benton County, Arkansas. Subject to all existing reservations, rights-of-way and easements of record.

The sale will be held at 10:30 o'clock a.m., on the date stated at public auction to the highest bidder on the following terms: at the time of sale the purchaser shall be required to pay to the Commissioner ten percent (10%) of the purchase price (which shall be forfeited to the Plaintiff if the balance of the purchase price is not paid within the time stated herein), with the balance of the purchase price paid to the Commissioner within ninety (90) days of the sale date; provided that if Plaintiff is the purchaser, in lieu of payment, it may credit the amount of its bid against the judgment awarded in the Foreclosure Decree.

WITNESS MY HAND October 27, 2014.

/s/ Brenda DeShields
Commissioner