

**IN THE CIRCUIT COURT OF WASHINGTON COUNTY, ARKANSAS
6th DIVISION**

ARVEST BANK

PETITIONER

v.

CASE NO. CV 2013-2055-6

**JEFF J. PAVLIK A/K/A JEFFREY J. PAVLIK A/K/A
JEFF PAVLIK, an Unmarried individual;
WASHINGTON COUNTY TAX COLLECTOR;
STATE OF ARKANSAS-COMMISSIONER OF
STATE LANDS;
WILLIAM C. MOREHEAD AND JESSICA L.
HARRISON, HUSBAND AND WIFE;
B & R PROPERTY INVESTMENT, LLC;
BENTON COUNTY TAX COLLECTOR;
MARIA DICKERSON AND/OR OCCUPANTS
OF 529 HOLCOMB ST. SPRINGDALE, AR 72764;
MARIA DICKERSON AND/OR OCCUPANTS
OF 325 S. OAKHILL ST., SILOAM SPRINGS, AR 72761;
OCCUPANTS OF 604 VIRGINIA ST.
SPRINGDALE, AR 72764;
OCCUPANTS OF 403 MICHAEL ST.
SPRINGDALE, AR 72762;
ROSARIO SANTILLAN AND/OR OCCUPANTS
OF 1801 CARL ST. SILOAM SPRINGS, AR 72761; AND
SCOTT MCGUIRE AND STEPHANIE MCGUIRE AND/OR
OCCUPANTS OF 1711 WESTWOOD AVE.
SPRINGDALE, AR 72764**

RESPONDENTS

NOTICE OF SALE

Notice is hereby given that the undersigned commissioner appointed by the Circuit Court of Washington County, Arkansas in cause No. CV 2013-2055-6 will offer for public sale the following described lands lying in Benton County, Arkansas, to wit:

PROPERTY 1:

PARTS OF LOTS 5, 6, AND 7 OF J.C. SPENCER SUBDIVISION OF PART OF THE SW ¼ OF THE NW ¼ OF SECTION 7, TOWNSHIP 17 NORTH, RANGE 33 WEST, SILOAM SPRINGS, ARKANSAS, DESCRIBED AS FOLLOWS: BEGINNING AT THE NW CORNER OF SAID LOT 5 AND

RUNNING THENCE EAST 151 FEET; THENCE SOUTH 355 FEET; THENCE WEST 151 FEET TO THE WEST LINE OF SAID LOT 7; THENCE NORTH 355 FEET TO THE POINT OF BEGINNING, SUBJECT TO A RIGHT OF WAY FOR A STREET ALONG THE NORTH SIDE THEREOF.

LESS AND EXCEPT

PARTS OF LOTS 6 AND 7, J.C. SPENCER'S SUBDIVISION OF PART OF THE SW ¼ OF THE NW ¼ OF SECTION 7, TOWNSHIP 17 NORTH, RANGE 33 WEST, SILOAM SPRINGS, BENTON COUNTY, ARKANSAS, MORE PRECISELY DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIN AT THE NORTHWEST CORNER OF SAID LOT 6; THENCE NORTH 90 DEGREES 00'00" EAST 151.00 FEET TO AN IRON PIN; THENCE SOUTH 00 DEGREES 00'00" EAST 190.00 FEET TO AN IRON PIN; THENCE SOUTH 90 DEGREES 00'00" WEST 151.00 FEET TO AN IRON PIN; THENCE NORTH 00 DEGREES 00'00" EAST 190.00 FEET TO THE POINT OF BEGINNING, BEING SUBJECT TO ANY EASEMENTS OF RECORD.

PROPERTY 2:

LOT 8, BLOCK 1, GRIMES SUBDIVISION, TO THE CITY OF SILOAM SPRINGS, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT RECORD BOOK A AT PAGE 121.

Such sale will be at the front door of the Benton County Courthouse in Bentonville, Arkansas, on May 12, 2014 at 9:30 a.m.

Sale will be to the highest bidder for cash in hand in the amount of the purchase price or on a credit of three months. All bidders must be pre-qualified subject to Petitioner's and Commissioner's approval. Prior to the commencement of the sale, all cash buyers must present a certified cashier's check in the full amount of his/her/its bid, and all other bidders must present a letter of credit from a reputable lending institution subject to the approval of Petitioner and Commissioner. Bidders requiring financing must pay a deposit of 10% of the purchase price in cash or certified funds to the Commissioner at the time of sale and execute a proper bond, with security to be approved by the Petitioner, for payment of the balance of the purchase price payable together with interest at 10% per annum from date of sale until paid, with a lien being retained on the

premises sold to secure the payment of the purchase money. The 10% deposit is nonrefundable and will be forfeited in the event the successful bidder fails to complete the purchase. The property will be sold subject to any real property taxes or assessments due on the property, and filing fees and costs of sale (including, but not limited to publication costs and commissioner's fees) shall be paid by the purchaser at said sale.

/s/Brenda DeShields
Commissioner

Date: April 15, 2014