

IN THE CIRCUIT COURT OF BENTON COUNTY, ARKANSAS

MORTGAGE CLEARING CORPORATION

PLAINTIFF

v.

Case No. CV-13-1042-2

JOSE GALVAN and IRMA C. GALVAN

DEFENDANTS

NOTICE OF COMMISSIONER'S SALE

NOTICE IS HEREBY GIVEN that, pursuant to the authority and directions contained in the Order Granting Default Judgment and Foreclosure Decree (hereinafter referred to as the “**Foreclosure Decree**”) of the Circuit Court of Benton County, Arkansas, entered on August 5, 2014, in Case No. CV-13-1042-2, then pending between the above-named parties, the undersigned, as Commissioner of the Circuit Court of Benton County, Arkansas, will offer at auction, for sale to the highest bidder, at the main entrance of the Benton County Courthouse, 102 NE A Street, Bentonville Arkansas 72712, within the hours prescribed by law for judicial sales, at 10:00 a.m. on September 15, 2014, the following described real property and any and all improvements, fixtures, and furnishings located thereon:

Part of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 34, Township 18 North, Range 33 West, Benton County, Arkansas. More particularly described as follows:

Beginning at a point 827.24 feet North of the SW corner of said SW $\frac{1}{4}$ of the NE $\frac{1}{4}$, thence North 170.00 feet, thence East 285.99 feet, thence South 170.00 feet, thence West 285.99 feet to the point of beginning. Subject to the right of way of the County Road on the West side. (Commonly referred to as 15514 Airport Road, Siloam Springs, AR 72761.)

TERMS OF SALE

For cash or upon credit of three (3) months, provided that if the sale is upon credit, the purchaser shall be required to execute a bond as required by law and the Consent Decree, with

approved security, bearing interest at the rate of five and three-quarters percent (5.75%) per annum from the date of sale until paid, and a lien shall be retained upon the above-described property to secure payment of the purchase price; provided further, however, that if Plaintiff Mortgage Clearing Corporation is the highest bidder at the time of the foreclosure sale, Plaintiff may pay the purchase price by credit given upon the judgment granted to Plaintiff pursuant to the Consent Decree, except as to the costs of the foreclosure sale.

DATED this 28th day of August, 2014.

/s/Brenda DeShields
**Commissioner of the Circuit Court
of Benton County, Arkansas
Benton County Courthouse
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Bentonville, Arkansas 72712
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