

IN THE CIRCUIT COURT OF BENTON COUNTY, ARKANSAS

ARVEST BANK, SUCCESSOR IN INTEREST BY
MERGER TO ARVEST MORTGAGE COMPANY

PLAINTIFF

vs.

No. 04CV-16-1119-4

SUNGWAN NANTHAVONG;
SIPANONE NANTHAVONG;
and TENANTS OF 21918 HWY 244 N.,
SILOAM SPRINGS, AR, if any

DEFENDANTS

COMMISSIONER'S SALE

NOTICE IS GIVEN that in pursuance of the authority contained in the decretal order of the Benton County Circuit Court entered on the 19th day of October, 2016, in Case No. 04CV-16-1119-4, then pending herein between Arvest Bank, Successor in Interest by Merger to Arvest Mortgage Company, Plaintiff, and SUNGWAN NANTHAVONG, et al., Defendants, the undersigned, as Commissioner of said Court, will offer for sale at public venue to the highest bidder, in the lobby on the 2nd floor of the Benton County Courthouse, 102 NE A Street, Bentonville, Arkansas, in which said Court is held, in the County of Benton, City of Bentonville, Arkansas, within the hours prescribed by law for judicial sales at 9:15 a.m. on Monday, the 12th day of December, 2016, the following described real estate, situated in Benton County, Arkansas, to wit:

A PART OF THE SW1/4 OF THE SW1/4 OF SECTION 35, TOWNSHIP 17 NORTH, RANGE 33 WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NE CORNER OF SAID 40 ACRE TRACT, SAID POINT BEING A SET 1/2" IRON REBAR; THENCE S 00°18'16" E 1315.89 FEET TO THE SE CORNER OF SAID 40 ACRE TRACT, SAID POINT LYING WITHIN THE RIGHT OF WAY OF ARKANSAS HIGHWAY #244 AND FROM WHICH A 1/2" REFERENCE IRON SET ON THE ASSUMED NORTH RIGHT-OF-WAY LINE OF SAID HIGHWAY BEARS N 00°18'16" W 51.94 FEET; THENCE S 89°58'54" W 736.11 FEET ALONG THE SOUTH LINE OF SAID 40 ACRE TRACT TO A POINT LYING WITHIN THE RIGHT OF WAY OF LONG FARM ROAD AND FROM WHICH A 1/2" REFERENCE IRON SET ON THE ASSUMED NORTH RIGHT OF WAY LINE OF SAID ROAD BEARS N 00°18'16" W 39.85 FEET: THENCE LEAVING THE SOUTH LINE OF SAID

40 ACRE TRACT, N 00°18'16"W 603.43 FEET TO A SET ½" IRON REBAR; THENCE N 89°59'02" E 133.28 FEET TO A SET ½" IRON REBAR IN AN EXISTING NORTH/SOUTH FENCELINE; THENCE N 01°50'43" E 712.85 FEET ALONG SAID FENCELINE TO A SET ½" IRON REBAR ON THE NORTH LINE OF SAID 40 ACRE TRACT; THENCE N 89°59'02"E 576.09 FEET TO THE POINT OF BEGINNING, CONTAINING 19.84 ACRES, MORE OR LESS, BENTON COUNTY, ARKANSAS. THE ABOVE DESCRIBED 19.84 ACRE TRACT BEING SUBJECT TO THE RIGHT OF WAY OF ARKANSAS HIGHWAY #244, LONG FARM ROAD, AND ANY OTHER EASEMENTS AND/OR RIGHTS OF WAY WHETHER OR NOT OF RECORD.

SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, AND PROTECTIVE COVENANTS OF RECORD, IF ANY. SUBJECT TO ALL PRIOR MINERAL RESERVATIONS AND OIL AND GAS LEASES. (a/k/a 21918 HWY 244 N., SILOAM SPRINGS, AR)

TERMS OF SALE: On a credit of three months, the purchaser being required to execute a bond as required by law and the order and decree of said Court in said cause, with approved security, bearing interest at the rate of 10.0 percent per annum from date of sale until paid, and a lien being retained on the premises sold to secure the payment of the purchase money.

Given under my hand this 7th day of November, 2016.

COMMISSIONER IN CIRCUIT COURT

By: /s/ Brenda DeShields

