

IN THE CIRCUIT COURT OF BENTON COUNTY, ARKANSAS

CENTENNIAL BANK
An Arkansas Banking Corporation,

PLAINTIFF

vs.

Case No. 04CV-2017-1609

OMAR CARRENO and;
GUADALUPE CARRENO

DEFENDANTS

NOTICE OF COMMISSIONER'S SALE

Notice is hereby given that pursuant to the authority and direction of a certain Judgment, decree and order of sale rendered in the Circuit Court of Benton County, Arkansas, on the 8th day of December 2017, in the cause of Centennial Bank vs. Omar Carreno and Guadalupe Carreno, Case No. 04CV-2017-1609, in which Centennial Bank recovered judgment against the Defendants, in the Judgment amounts and manner as stated, and against the real property herein described, together with further interest thereon, until paid; including attorney's fees and costs; and which Judgment appears of record in the proceedings of said court in the office of the Circuit Clerk and Ex Officio Recorder in said county and said judgment and costs not having been paid within the time required by said decree and said judgment having been declared a lien upon the real property hereinafter described and said real property ordered sold to satisfy the same.

NOW, THEREFORE, the undersigned, as Commissioner of said Court will, on the 18th day of January 2018, at 9:45 o'clock a.m., expose for sale at public outcry to the highest bidder on a credit of three (3) months in the Lobby on the main floor of the Benton County Courthouse, in the City of Bentonville, Benton County, Arkansas, between the hours prescribed by law for judicial sales the following described real estate situated in said county and state, to-wit:

A part of the SE ¼ of the SE ¼ of Section 30, Township 18 North, Range 33 West, Benton County, Arkansas, described as beginning at the NE corner of said SE ¼ of the SE ¼, thence S 00°22'29" W 318.87 feet; thence N 89°17'43" W 683.03 feet; thence N 00°22'29" E 318.87 feet; thence S 89°17'43" E 683.03 feet to the point of beginning and containing 5.00 acres. Less and Except a part of the SE ¼ of the SE ¼ of Section 30, Township 18 North, Range 33 West, Benton County, Arkansas, being more particularly described as follows: Beginning at the NE corner of the above described tract; thence S 03°01'02" W 318.00 feet; thence N 86°36'44" W 30.00 feet; thence N 03°01'02" E 317.80 feet; thence N 02°59'50" E 0.22 feet; thence S 86°34'46" E 30.00 feet to the point of beginning and containing 0.22 acre, more or less, of which 0.12 acre is considered existing right-of-way.

The purchaser at said sale will be required to pay 10% of the purchase price down at the time of sale and to execute a bond with sufficient sureties thereon for the balance of the purchase price, bearing interest from the date of sale until paid at the rate of 10% per annum, due in three (3) months and a lien will be retained on said real property sold to secure payment of the purchase money.

Brenda DeShields, COMMISSIONER
