

**IN THE CIRCUIT COURT OF BENTON COUNTY, ARKANSAS**

**GRAND SAVINGS BANK**

**PLAINTIFF**

**Case No. 04CV-17-2401-6**

**SAMMANTHA KIDDY  
JASON KIDDY**

**DEFENDANT**

**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 3rd day of January 2018, in the cause of Grand Savings Bank vs. Sammantha Kiddy and, Case No. 04CV-17-2401-6, in which Grand Savings Bank recovered judgment against the Defendants, in the Judgment amounts 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 12<sup>th</sup> day of February 2018, at 9:20 a.m., expose for sale at public outcry to the highest bidder on a credit of three (3) months in the main lobby 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:

Part of the S $\frac{1}{2}$  of the SW $\frac{1}{4}$  of Section 34, Township 20 North, Range 34 West and part of the N $\frac{1}{2}$  of the Fractional NW $\frac{1}{4}$  of Section 3, Township 19 North, Range 34 West, Benton County, Arkansas, more particularly described as follows; Beginning at an iron pin South 88 degrees 47 minutes 33 seconds West 181.50 feet from the NE corner of said Fractional NW $\frac{1}{4}$  of Section 3; thence South 00 degrees 29 minutes 24 seconds West 59.20 feet to a railroad spike at the centerline of the county road; thence along said centerline, South 42 degrees 54 minutes 16 seconds West 95.37 feet; thence South 27 degrees 48 minutes 51 seconds West 122.51 feet; thence South 56 degrees 39 minutes 18 seconds West 91.82 feet; thence South 71 degrees 45 minutes 23 seconds West 142.45 feet; thence North 89 degrees 30 minutes 58 seconds West 293.36 feet; thence North 85 degrees 17 minutes 49 seconds West 119.03 feet; thence North 82 degrees 52 minutes 36 seconds West 120.63 feet; thence North 80 degrees 46 minutes 49 seconds West 102.42 feet; thence North 75 degrees 45 minutes 49 seconds West 116.21 feet to a railroad spike; thence leaving said centerline North 21 degrees 32 minutes 25 seconds West 51.04

feet to a fence corner; thence North 48 degrees 02 minutes 25 seconds West 277.16 feet to an iron pin; thence North 00 degrees 50 minutes 16 seconds West 350.36 feet to an iron pin; thence North 88 degrees 47 minutes 33 seconds East 918.80 feet to an iron pin; thence South 00 degrees 50 minutes 16 seconds East 350.36 feet to an iron pin; thence North 88 degrees 47 minutes 33 seconds East 386.33 feet to the point or beginning. Subject to the right of way of said road.

LESS AND EXCEPT: Part of the N $\frac{1}{2}$  of the Fractional NW $\frac{1}{4}$  of Fractional Section 3, Township 19 North, Range 34 West, Benton County, Arkansas, more precisely described as follows: From the NE Corner of said Fractional NW $\frac{1}{4}$ , Section 3, run thence South 88 degrees, 47 minutes, 33 seconds West 181.50 feet to an iron pin for the Point of Beginning; thence South 00 degrees, 29 minutes, 24 seconds West 59.20 feet to a railroad spike in Loux Road; thence along and in said Road, South 42 degrees 54 minutes 16 seconds West 95.37 feet; thence South 27 degrees 48 minutes 51 seconds West 122.51 feet; thence South 56 degrees 39 minutes 18 seconds West 91.82 feet; thence South 71 degrees 45 minutes 23 seconds West 142.45 feet; thence North 89 degrees 30 minutes 58 seconds West 66.93 feet; thence leaving said Road, North 01 degrees 43 minutes 19 seconds West 323.39 feet to an iron pin; thence North 88 degrees 47 minutes 33 seconds East 411.33 feet to the Point of Beginning. Subject to the right-of-way of said road and any easements of record (the "Property"),

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