

COMMISSIONER'S SALE

NOTICE IS HEREBY GIVEN, pursuant to the authority and terms of sale contained in the decretal order of the Benton County Circuit Court entered in Case No. **CV-17-1092** pending between United States of America, acting through Rural Development or successor agency, United States Department of Agriculture, Plaintiff, and Penny L. Setzer, *et al.*, Defendants, the undersigned, as Commissioner of the Court, will offer for sale, at vendue to the highest bidder, in the lobby on the 2nd Floor of the Benton County Courthouse, Bentonville, Arkansas on February 8, 2018, at 9:15 o'clock a.m./p.m. the following-described real estate, situated in Benton County, Arkansas, to-wit:

**Lot 4, Block 3, Southland Addition, Centerton, Benton County,
Arkansas as shown in Plat Record "17" at page 254.**

More commonly known as: 285 Southland St., Centerton, AR 72719.

TERMS OF SALE: Are as set forth within the orders and foreclosure decree of the Benton County Circuit Court entered in Case No. CV-17-1092, including but not limited to the following - should any successful bidder fail to perform under the instructions of the Commissioner at time of sale, then that bid shall be void and set aside. The Commissioner thereafter shall find that the subject property be awarded to the next successive highest bidder, until performance is rendered.

Also, on a credit of three months, the purchasers are required to execute a bond as required by law and the order and decree of the Court with approved security, bearing interest at the maximum rate allowed by Arkansas law from date of sale until paid, and a lien being retained on the premises sold to secure the payment of the purchase money.

This sale is made subject to any and all stipulations made in the decretal Order filed of record on August 24, 2017. The Commissioner does not warrant title, boundary lines, taxes, and or improvements, if any, on this property in Benton County, Arkansas.