

IN THE CIRCUIT COURT OF BENTON COUNTY, ARKANSAS

ARVEST BANK

PLAINTIFF

vs.

No. 04CV-17-487-5

JANET D. DUNLAP;
SPOUSE OF JANET D. DUNLAP, if any;
and TENANTS OF 19040 COPPERMINE ROAD,
ROGERS, 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 6th day of July, 2017, in Case No. 04CV-17-487-5, then pending herein between Arvest Bank, Plaintiff, and JANET D. DUNLAP, 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 Thursday, the 5th day of October, 2017, the following described real estate, situated in Benton County, Arkansas, to wit:

TRACT 1:

LOT "D" AS SHOWN IN PLAT RECORD BOOK 20 AT PAGE 56, BEING A BOUNDARY SURVEY OF LOTS "D" AND "E" AS SHOWN IN PLAT RECORD BOOK F AT PAGE 178 BEING A PART OF THE NE ¼ OF THE NE ¼ OF SECTION 16, TOWNSHIP 19 NORTH, RANGE 28 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NW CORNER OF THE SAID NE ¼ OF THE NE ¼ AS SHOWN IN PLAT RECORD BOOK F AT PAGE 178; THENCE SOUTH 44°56'34" EAST 626.00 FEET TO AN IRON PIN BEING THE NE CORNER OF SAID LOT "D"; THENCE SOUTH 72°05'31" WEST 2.388 FEET ALONG THE NORTH LINE OF SAID LOT "D" FOR THE POINT OF BEGINNING; THENCE SOUTH 44°49'36" EAST 51.317 FEET TO THE SW CORNER OF LOT 5 OF ABSHIER FIRST SUBDIVISION, PLAT RECORD BOOK H AT PAGE 107, BEING AN IRON PIN; THENCE SOUTH 44°46'57" EAST TO THE POINT OF INTERSECTION WITH THE SOUTH LINE OF LOT "D"; THENCE SOUTH 71°14'41" WEST 207.612 FEET, MORE OR LESS, TO THE SW CORNER OF LOT "D"; THENCE NORTH 28°06'00" WEST 100.00 FEET TO THE NW CORNER OF LOT "D"; THENCE NORTH 72°05'31" EAST 177.252 TO THE POINT OF BEGINNING.

AND

TRACT 2:

LOT C OF A PARCEL OF LAND LYING IN THE NE ¼ OF THE NE ¼ OF SECTION 16, TOWNSHIP 19 NORTH, RANGE 28 WEST, BENTON COUNTY, ARKANSAS, AS FOUND IN PLAT RECORD BOOK F AT PAGE 178 AND DESCRIBED AS FOLLOWS: FROM THE NW CORNER OF THE NE ¼ OF THE NE ¼ OF SAID SECTION 16; RUN THENCE SOUTH 44°45' EAST 519.00 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 44°45' EAST 107.00 FEET; THENCE SOUTH 70°26' WEST 175.68 FEET; THENCE NORTH 29°06' WEST 100.00 FEET; THENCE NORTH 71°15' EAST 145.00 FEET TO THE POINT OF BEGINNING. SUBJECT TO THE RIGHT OF WAY OF A COUNTY ROAD. (a/k/a 19040 COPPERMINE ROAD, ROGERS, 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 31st day of August, 2017.

COMMISSIONER IN CIRCUIT COURT

By: Brenda Ashfield

