

NOTICE OF COMMISSIONER'S SALE

NOTICE is given, that pursuant to the authority contained in the decretal order of the Circuit Court of Benton County, Arkansas, entered on November 16, 2017, in a certain cause (No. CV-17-298) pending between First Adams LLC v. James Koenig; Patricia Koenig; Midfirst Bank; Citibank USA, N.A.; Secretary of Housing and Urban Development; and The Occupants of 704 Steven Dr., Rogers, AR 72756, the undersigned Commissioner of this Court, will offer at public venue to the highest bidder, at the Front Door or entrance to the Benton County Courthouse, in which said Court is held, 102 Northeast A. Street, Bentonville, Arkansas, within the hours prescribed by law for judicial sales on Thursday, January 18, 2018, AT THE HOUR OF 9:15 A.M., the following described real property located in Benton County, Arkansas, to-wit:

Lot 26, Block 1, Dixieland Village Subdivision First Addition to the City of Rogers, Benton County, Arkansas as shown on Plat Record "K" at Page 45.

TERMS OF SALE: Full payment of the purchase price the day of sale, or payment of 10.00% of the purchase price plus the balance on a credit of three (3) months with 10.00% interest per annum on the full purchase price from the date of sale, until paid, the purchaser being required to execute a bond as required by law and the Order and Decree of the Court in said cause, with approved security, bearing interest at the rate of 10.00% per annum from the date of sale, until paid, and a lien being retained on the premises sold to secure payment of the purchase money. This property is sold "AS IS" and is subject to any and all stipulations made in the decretal order referenced above. Neither the Plaintiff nor the Commissioner give warranty as to the title, boundary lines, taxes and or improvements, if any, on this property.

GIVEN under my hand this 28th day of November, 2017



[Handwritten signature]

Commissioner of the Circuit Court

Mickel Law Firm, P.A.
Attorneys for Plaintiff
1501 North University, Suite 930
Little Rock, AR 72207
Ph: (501)664-4808
Fax: (501)664-0631