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BRENDA DESHIELDS
CLERK & RECORDER
BENTON COUNTY, AR

NOTICE OF COMMISSIONER'S SALE

NOTICE IS HEREBY GIVEN, that in pursuance of the authority and directions contained in the decretal order of the Circuit Court of Benton County, made and entered on the 15th day of June, A.D. 2011 in a certain cause (Case CV 2011-534-5) then pending therein between FIRST FEDERAL BANK, Plaintiff and MIKE Q. BUI and TRAM M.T. TRAN, Defendants, the undersigned, as Commissioner of said Court, will offer for sale at public venue to the highest bidder, at the entrance of the Circuit Clerk's Office, Benton County Courthouse, 102 NE "A" Street, Bentonville, Arkansas, in the County of Benton, within the hours prescribed by law for judicial sales, on the 11th day of July, A.D. 2011, at 10:00 A.M., the following described real estate, to-wit:

PART OF THE SE ¼ OF THE SW ¼ AND PART OF THE SW ¼ OF THE SE ¼ OF SECTION 3, TOWNSHIP 19 NORTH, RANGE 29 WEST IN BENTON COUNTY, ARKANSAS, DESCRIBED AS BEGINNING AT A POINT 712.44 FEET EAST OF AND 854.28 FEET SOUTH OF THE NW CORNER OF THE SW ¼ OF THE SE ¼ OF SECTION 3, SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY OF DUTCHMAN DRIVE. THENCE SOUTH 50 DEGREES 58 MINUTES 20 SECONDS WEST 199.92 FEET, THENCE SOUTH 02 DEGREES 03 MINUTES 40 SECONDS WEST 135.23 FEET, THENCE SOUTH 20 DEGREES 34 MINUTES 50 SECONDS EAST 171.28 FEET, THENCE SOUTH 30 DEGREES 56 MINUTES 30 SECONDS EAST 78.85 FEET, THENCE NORTH 83 DEGREES 54 MINUTES 50 SECONDS WEST 514.73 FEET, THENCE NORTH 10 DEGREES 43 MINUTES 50 SECONDS WEST 80.44 FEET, THENCE NORTH 33 DEGREES 02 MINUTES 20 SECONDS WEST 123.61 FEET, THENCE NORTH 38 DEGREES 16 MINUTES 40 SECONDS WEST 135.93 FEET, THENCE NORTH 31 DEGREES 14 MINUTES 50 SECONDS WEST 109.14 FEET, THENCE NORTH 25 DEGREES 18 MINUTES 20 SECONDS WEST 80.82 FEET, THENCE NORTH 60 DEGREES 03 MINUTES 40 SECONDS EAST 230.60 FEET, THENCE NORTH 60 DEGREES, 10 MINUTES 20 SECONDS EAST 159.48 FEET, THENCE SOUTH 57 DEGREES 40 MINUTES 00 SECONDS EAST 176.81 FEET, THENCE SOUTH 51 DEGREES 00 MINUTES 00 SECONDS WEST 64.68 FEET, THENCE SOUTH 42 DEGREES 04 MINUTES 00 SECONDS EAST 110.0 FEET, THENCE SOUTH 51 DEGREES 00 MINUTES 00 SECONDS WEST 73.10 FEET, THENCE SOUTH 40 DEGREES 35 MINUTES 10 SECONDS EAST 149.69 FEET, THENCE NORTH 50 DEGREES 58 MINUTES 20 SECONDS EAST 303.20 FEET TO THE SOUTH RIGHT-OF-WAY OF DUTCHMAN DRIVE, THENCE WITH SAID RIGHT-OF-WAY SOUTH 54 DEGREES 12 MINUTES 00 SECONDS EAST 51.61 FEET TO THE POINT OF BEGINNING SUBJECT TO THE RIGHT-OF-WAY OF DUTCHMAN DRIVE ALONG PART OF THE NORTH, AND AN EXISTING FENCE ALONG PART OF THE SOUTH, AND SUBJECT TO PROTECTIVE COVENANTS RECORDED AT BOOK 529 PAGES 777 AND 778 IN CIRCUIT CLERK MINUTES "S" OFFICE, BENTON COUNTY, AND A PRIVATE ROAD EASEMENT AT THE SOUTHWEST CORNER AS DESCRIBED ON PLAT DATED JUNE 16, 1978, RECORDED IN PLAT BOOK S AT PAGE 308

LESS AND EXCEPT

PART OF THE SW ¼ OF THE SE ¼ OF SECTION 3, TOWNSHIP 19 NORTH, RANGE 29 WEST, BENTON COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS
COMMENCING AT THE NW CORNER OF SAID SW ¼ OF THE SE ¼, THENCE SOUTH 740.64 FEET AND EAST 500.10 FEET TO THE POINT OF BEGINNING, THENCE SOUTH 41 DEGREES 24 MINUTES 43 SECONDS EAST 136.77 FEET, THENCE SOUTH 54 DEGREES 32 MINUTES 59 SECONDS EAST 25.56 FEET, THENCE SOUTH 49 DEGREES 52 MINUTES 36 SECONDS WEST 112.73 FEET; THENCE NORTH 64 DEGREES 30 MINUTES 39 SECONDS WEST 15.46 FEET. THENCE SOUTH 50 DEGREES 58 MINUTES 32 SECONDS WEST 187.02 FEET, THENCE NORTH 40 DEGREES 39 MINUTES 25 SECONDS WEST 149.68 FEET, THENCE NORTH 51 DEGREES 00 MINUTES 00 SECONDS EAST 298.10 FEET TO THE POINT OF BEGINNING

SUBJECT TO COVENANTS, EASEMENTS AND RIGHT OF WAYS OF RECORD, IF ANY

TERMS OF SALE: The purchaser will pay the full purchase price or pay 10.00% of the purchase price, non-refundable, with the balance payable to the Commissioner, plus interest thereon, within three (3) months from the date of sale, and execute a surety bond for the balance of the rate of interest set out in the decretal order but no more than the maximum rate permitted by the Arkansas Constitution, Article #19, Section #13, as amended, from the date of sale, until paid, with surety to be approved by the Commissioner. A lien will be retained to secure payment of the bond. If the purchaser fails to pay the purchase price within the time provided therein, all monies paid by said purchaser will be forfeited to plaintiff as liquidated damages.

GIVEN under my hand this ^{26th} day of *June*, 2011.



BRENDA DeSHIELDS, Commissioner in
Circuit Court