

**IN THE CIRCUIT COURT OF BENTON COUNTY, ARKANSAS
NINETEENTH WEST JUDICIAL DISTRICT
FOURTH DIVISION**

U.S. BANK NATIONAL ASSOCIATION

PLAINTIFF

VS.

CASE NO.: 04CV-18-3294

**ZECHARIAH C. COONFIELD;
BRITTANY D. COONFIELD;
ARKANSAS DEVELOPMENT FINANCE
AUTHORITY; and CURRENT OCCUPANTS OF
3205 S 5TH CT, ROGERS, AR 72758**

DEFENDANTS

NOTICE OF COMMISSIONER'S SALE

PURSUANT TO the Decree of Foreclosure entered on March 8, 2019, in the Circuit Court for Benton County, AR, Case No. 04CV-18-3294, **U.S. BANK NATIONAL ASSOCIATION v. ZECHARIAH C. COONFIELD; BRITTANY D. COONFIELD; ARKANSAS DEVELOPMENT FINANCE AUTHORITY; and CURRENT OCCUPANTS OF 3205 S. 5th CT, ROGERS, AR 72758**, the undersigned will, on Thursday, May 16, 2019, at 9:15 A.M. CDT, sell to the highest and best bidder the real property located at **3205 S. 5th CT, ROGERS, AR 72758**, the same being:

LOT 19A AND LOT 19B, CHELSEA POINT, PHASE 1, BEING A REPLAT OF LOT 6 OF THE LOT LINE ADJUSTMENT & EASEMENT VACATION OF LOTS 1, 3, 4, & 5 OF COLONIAL CORNERS, TO THE CITY OF ROGERS, BENTON COUNTY, ARKANSAS AS SHOWN IN PLAT BOOK 2010 AT PAGES 486, 487 AND 488.

Commonly known as 3205 S. 5th Ct., Rogers, AR 72758

The sale will take place at the Benton County Circuit Court Complex located at 102 Northeast A Street, Bentonville, AR 72712.

The terms of the sale shall be as follows:

The subject property will be sold on a credit of three (3) months; the purchaser may execute a bond, with a commercial corporate surety, bearing interest from the sale until payment at the maximum rate allowed by law; and the payment of the judgment shall be secured by a lien upon the subject property.

Should the Plaintiff, U.S. Bank National Association, become the purchaser at the sale for an amount in excess of its judgment, interest, costs and attorneys' fees, in lieu of giving bond, the Plaintiff may credit the amount of its bid, less the costs of these proceedings, including the Commissioner's fee, on the judgment. This credit shall extinguish Plaintiff's judgment to the extent of the credit.

Should Plaintiff's bid exceed the amount of the judgment, costs and attorneys' fees, Plaintiff shall be required to give bond only for any resulting surplus of funds. Any surplus from the sale over and above the judgment, interests, costs and attorneys' fees shall be paid to the Benton County Circuit Court Clerk.

The sale will constitute a permanent bar to all right of redemption, dower, curtesy, homestead and possession which any parties might claim as to the subject real property. The real property hereinabove described is indivisible and it cannot be divided without materially impairing its value or the value of Plaintiff's lien thereon and said real property shall be sold as a whole.

Upon confirmation of the sale, the sale of this property shall be in bar of all right of redemption or equity of redemption whether statutory or otherwise. The property and any improvements shall be taken in "as is" condition by the buyer with no warranties or representations as to the condition of the premises or the title.

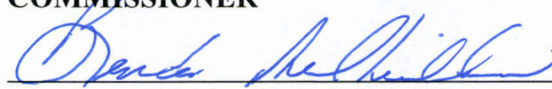
This sale is made subject to any and all stipulations made in the decretal Order filed of record on March 8, 2019. The Commissioner does not warrant title, boundary lines, taxes and or improvements, if any, on this property in Benton County, Arkansas.

Announcements made on day of sale take precedence over printed advertisement.

This sale is subject to confirmation by the Benton County Circuit Court.

COMMISSIONER

By:



Brenda DeShields, Clerk & Ex-*Officio* Recorder
Benton County Circuit Court
02 Northeast A. Street
Bentonville, AR 72712
(479) 271-1015



PREPARED & APPROVED BY:

/s/ Kevin D. Rogers

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