

IN THE CIRCUIT COURT OF BENTON COUNTY, ARKANSAS

ARVEST BANK, SUCCESSOR IN INTEREST BY
MERGER TO ARVEST MORTGAGE COMPANY

PLAINTIFF

vs.

No. 04CV-18-2453-2

SAMNIANG SOMPHIT-BUDYOCHANTHO;
SPOUSE OF SAMNIANG SOMPHIT-BUDYOCHANTHO, if any;
WITAR LUANGAMAT;
SPOUSE OF WITAR LUANGAMAT, if any;
SECRETARY OF HOUSING AND URBAN DEVELOPMENT;
NORTHWEST ARKANSAS HOSPITALS, LLC d/b/a
NORTHWEST MEDICAL CENTER;
OXFORD RIDGE PROPERTY OWNERS ASSOCIATION;
and TENANTS OF 3709 SW BANBURY DRIVE,
BENTONVILLE, 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 16th day of April, 2019, in Case No. 04CV-18-2453-2, then pending herein between Arvest Bank, Successor in Interest by Merger to Arvest Mortgage Company, Plaintiff, and Samniang Somphit-Budyochantho and Witar Luangamat, 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 9:30 a.m. on Monday, the 3rd day of June, 2019, the following described real estate, situated in Benton County, Arkansas, to wit:

LOT 74 OF OXFORD RIDGE SUBDIVISION AS SHOWN IN PLAT BOOK 2004 AT PAGE 1475, BEING A PART OF LOT 4 OF THE LOT SPLIT FOR OXFORD RIDGE SUBDIVISION, BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT BOOK 2004 AT PAGES 1367 AND 1368, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: PART OF THE WEST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 19 NORTH, RANGE 31 WEST IN THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, DESCRIBED AS BEGINNING AT A POINT SOUTH 02°35'31" WEST 505.22 FEET FROM THE NORTHEAST CORNER OF SAID WEST HALF, WEST HALF, SOUTHEAST QUARTER, THENCE SOUTH 02°35'31" WEST 65.00 FEET ALONG THE EAST LINE OF SAID WEST HALF, WEST HALF, SOUTHEAST QUARTER, THENCE LEAVING SAID EAST LINE NORTH 87°26'27" WEST 152.46 FEET TO THE EAST RIGHT-OF-WAY OF PROPOSED STREET I: THENCE NORTH 02°33'33" EAST 65.00 FEET ALONG SAID RIGHT-OF-WAY; THENCE LEAVING SAID RIGHT-OF-WAY SOUTH 87°26'27" EAST 152.50 FEET TO THE POINT OF BEGINNING, SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, AND RESTRICTIVE COVENANTS OF RECORD OR FACT. ALSO, AN EASEMENT FOR INGRESS AND EGRESS ALONG AN EXISTING ROADWAY RUNNING SOUTH OF SW REGIONAL AIRPORT BLVD.

Also known as:

LOT 74, OXFORD RIDGE SUBDIVISION, BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD 2005 AT PAGES 762 TO 764. (hereinafter "the Property").

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 6th day of May, 2019.

COMMISSIONER IN CIRCUIT COURT

By:



