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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 Washington County, made and entered on the 24 day of September A. D, 2010 in a certain cause (Case # CV 2010-1919-6) then pending therein between FIRST FEDERAL BANK Plaintiff (s) and RYAN J. VANZANT A/K/A RYAN JOE VANZANT AND MONICA R. VANZANT A/K/A MONICE RENEE VANZANT, HUSBAND AND WIFE; WASHINGTON COUNTY TAX COLLECTOR; ARKANSAS NATIONAL BANK; RAZORBACK SOD & TURF, INC.; MONROVIA GROWERS A/K/A MONROVIA GROWERS COMPANY; PARKHILL PLANT & TREES, INC. A/K/A PARK HILL PLANT AND TREES, INC.; STATE OF ARKANSAS; GREENLEAF NURSERY COMPANY; AMERIFIRST HOME IMPROVEMENT FINANCE CO., Defendant(s), 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, Washington County Courthouse, 280 North College, Suite 302, Fayetteville, Arkansas, in the County of Washington, within the hours prescribed by law for judicial sales, on the 18 day of October A. D., 2010, at 10:00 (am.), the following described real estate, to-wit:

PROPERTY A:

A PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 3, TOWNSHIP 15 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT THAT IS N 89°44'37" W, 1886.29 FEET FROM THE NE CORNER OF THE SW 1/4 OF THE SW 1/4 OF SAID SECTION 3 AND RUNNING THENCE S 01°36'05" W, 234.27 FEET TO AND ALONG A FENCE LINE TO AN IRON PIN LOCATED AT A FENCE CORNER; THENCE N 88°26'24" W, 244.6 FEET ALONG A FENCE LINE AND ITS PROJECTION TO AN IRON PIN; THENCE N 00°34'32" E, 228.63 FEET PARALLEL WITH A FENCE LINE TO THE NORTH LINE OF THE SW 1/4 OF THE SW 1/4 OF SAID SECTION 3; THENCE S 89°44'37" E, 248.76 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING, CONTAINING 1.3 ACRES, MORE OR LESS. SUBJECT TO THE ARKANSAS STATE HIGHWAY NO. 170 RIGHT-OF-WAY LINE ALONG THE NORTH LINE AND ANY OTHER EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD.

PROPERTY B:

A PART OF THE SOUTH HALF (S 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 33, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT APPOINT WHICH IS 451.75 FEET WEST OF THE NE CORNER OF SAID 20 ACRE TRACT AND RUNNING THENCE SOUTH 330.0 FEET; THENCE S 89°43'55" W, 212.98 FEET TO THE CENTERLINE OF A GRAVEL ROAD; THENCE N 08°21'55" E, 132.18 FEET; THENCE N 02°47'55" E, 122.47 FEET; THENCE N 17°41'55" W, 49.28 FEET; THENCE N 39°06'30" W, 38.52 FEET; THENCE N 89°43'55" W, 227.50 FEET TO THE POINT OF BEGINNING, CONTAINING 1.50 ACRES, MORE OR LESS.

ALSO: INGRESS AND EGRESS RIGHTS TO A 30 FOOT ROAD EASEMENT BEING DESCRIBED AS BEGINNING AT THE NW CORNER OF HEREIN DESCRIBED TRACT AND RUNNING S 39°06'30" E, 38.52 FEET; THENCE S 89°46'55" W, 66.15 FEET TO THE WEST RIGHT-OF-WAY OF STATE HIGHWAY 62; THENCE N 34°11'42" E ALONG SAID HIGHWAY RIGHT-OF-WAY 36.39 FEET; THENCE N 89°43'05" E, 21.40 FEET TO THE POINT OF BEGINNING. SUBJECT TO RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

LESS AND EXCEPT: 0.06 ACRE TRACT CONVEYED TO THE ARKANSAS STATE HIGHWAY COMMISSION AS LAND DOCUMENT

NO. 2005-0008273 FILED FOR RECORD IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS.

TERMS OF SALE: The purchaser will pay the full purchase price the day of the sale or pay 10% of the purchase price, non-refundable, with the balance due to the Commissioner, plus 10 per cent interest per annum from date of sale until paid thereon, within three (3) months from the date of sale. Prior to commencement of bidding, any individual who shall desire to bid on the real estate shall inform the Commissioner that he/she will pay the full purchase price of the real estate in cash or shall present a letter of credit or a bond as required by law to the Commissioner and shall receive pre-approval by the Commissioner to secure the payment of the remainder of the purchase price within ninety (90) days. The Commissioner shall retain a lien on the real property until the balance is paid in full.

GIVEN under my hand this 30 day of September , 2010

Bette Stamps, Commissioner in Circuit Court