

NEWSPAPER..... Northwest Arkansas Newspapers  
PUBLISH – 1 TIME October 11, 2010

BILL ATTORNEY  
Phyllis M. Jones  
Lax, Vaughan, Fortson, Jones & Rowe, P.A.  
Cantrell West Building  
11300 Cantrell Road, Suite 201  
Little Rock, Arkansas 72212

## NOTICE OF COMMISSIONER'S SALE

NOTICE IS HEREBY GIVEN, that pursuant to the authority and directions contained in the decretal order of the Circuit Court of Washington County, entered on September 29, 2010, in Cause No. CV 10-1351-4, then pending therein between LNV Corporation, Plaintiff, and Hassan Farahzadi, Security Bankcard Center, Inc., A Division of Arvest Bank, Norman Oklahoma, and First Security Bank., Defendants, the undersigned, as Commissioner of said Court, will offer for sale at public venue to the highest bidder, an the Entrance of the Washington County Courthouse, 280 N. College Avenue, Suite 302, Fayetteville, Arkansas, within the hours prescribed by law for judicial sales, on Tuesday, the 26<sup>th</sup> day of October, 2010, at 10:00 a.m., the following described real estate, to-wit:

### TRACT A:

The West 40 feet of the following described tract: Part of the NW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 35, Township 18 North, Range 30 West, Washington County, Arkansas, being more particularly described as follows: Beginning 843.05 feet East and 30.00 feet South of the NW corner of said 40-acre tract, and running thence East 88.00 feet; thence South 232.00 feet; thence West 88.00 feet; thence North 232.00 feet to the point of beginning.

### TRACT B:

Eight-two (82) feet of equal and uniform width off the East side of Lot Numbered One (1) in Block Numbered One (1) Newell Addition to the City of Springdale, Arkansas, as per plat of said Addition on file in the Office of the Circuit Clerk and Ex-Officio Recorder of Washington County, Arkansas, Less and Except a part of Lot One (1) being more particularly described as follows: commencing at a set  $\frac{1}{2}$  inch iron rebar at the Southeast corner of said Lot One (1); thence North 00 degrees 23 minutes 52 seconds West 223.35 feet along the East boundary of said Lot One (1) to a set  $\frac{1}{2}$  inch iron rebar on the Southerly Right-of-Way line of West Huntsville Avenue for the true point of beginning; thence South 89 degrees 45 minutes 29 seconds West along the Southerly right-of-way line 82.00 feet to a set  $\frac{1}{2}$  inch iron rebar; thence North 00 degrees 23 minutes 52 seconds West 8.99 feet to a point on the North line of said Lot One (1); thence North 89 degrees 51 minutes 46 seconds East 82.00 feet to the Northeast corner of said Lot One (1); thence South 00 degrees 23 minutes 52 seconds East 8.84 feet to the point of beginning.

TERMS OF SALE: Such sale shall be by public auction to the highest bidder for cash or upon credit of three (3) months, provided that if the sale is upon credit, a good and sufficient surety to secure payment of the purchase price shall be given to the Commissioner, and the purchase price shall bear interest from the date of the sale until paid at the highest rate allowed by law; provided, however, that if LNV Corporation is the highest bidder at the time of such foreclosure,

LNV Corporation may pay the purchase price by credit given upon the judgment hereby granted  
LNV Corporation, except as to the cost of sale

GIVEN under my hand this 7 day of October, 2010.

---

Commissioner in Circuit Court