

IN THE CIRCUIT COURT OF PULASKI COUNTY, ARKANSAS  
NINTH DIVISION

PHUHAI INVESTMENT CORP.

PLAINTIFF

vs.

Case No.: 60CV-18-8796

HIGHWAY 161 SOUTH MHP, LLC;  
MARC O. KOZLOWSKI;  
MARK CHORNOHUS; and  
CARMELLE CHORNOHUS

DEFENDANTS

NOTICE OF COMMISSIONER'S SALE

**NOTICE IS HEREBY GIVEN** that, pursuant to the authority and directions contained in the Corrected and Amended Default Judgment and Decree of Foreclosure (the "**Foreclosure Decree**") of the Circuit Court of Pulaski County, Arkansas, Ninth Civil Division, entered on July 8, 2019, in Case No. 60CV-18-8796, then pending between the above-named parties, the undersigned, as Commissioner of the Circuit Court of Pulaski County, Arkansas, will offer at auction, for sale to the highest bidder, at the main entrance of the Pulaski County Courthouse, 401 W. Markham Street, Little Rock, Pulaski County, Arkansas 72201, within the hours prescribed by law for judicial sales, at 12:00 Noon on March 26, 2020, the following described parcels of real property and any and all improvements, fixtures, and furnishings located thereon:

**North 5 acres of the South 8 acres of that part of the W ½ of the NE ¼ of Section 31, Township 3 North, Range 10 West laying West of U.S. Highway No. 67 and more particularly described as follows, to wit: Begin at the Southwest Corner of the NW ¼ of the NE ¼ of Section 31, Township 3 North, Range 10 West, and run thence North 1° 26' East along the North and South Half Section lien of said Section 31, a distance of 112.5 feet to point of beginning; thence from said point of beginning run south 88°39' East 775.1 feet to the center of U.S. Highway No. 67; thence along said center line**

**South 42°35' West 438.8 feet; thence North 88°39' West 468.8 feet; thence North 1°26' East along said Half Section Line, 330 feet to the point of beginning, containing 4.78 acres, more or less. Being subject to all easements and rights of way of record.**

Such property is commonly known by the street address of 2000 Highway 161 S, Jacksonville, Arkansas 72076.

**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, provided that if the sale is upon credit, the purchaser shall be required to execute a bond as required by law and the Foreclosure Decree, with approved security, and a lien shall be retained upon the above-described property to secure payment of the purchase price; provided further, however, that if Plaintiff PhuHai Investment Corp. is the highest bidder at the time of the foreclosure sale, Plaintiff may pay the purchase price by credit given upon the judgment granted to Plaintiff pursuant to the Foreclosure Decree, except as to the costs of the foreclosure sale. The property will be sold subject to and all property taxes due and payable.

**DATED** this 26<sup>TH</sup> day of February, 2020.

By: /s/ Camille Drackette  
Terri Hollingsworth, or her Designee  
Commissioner of the Circuit Court  
of Pulaski County, Arkansas  
Pulaski County Courthouse  
401 West Markham Street  
Little Rock, Arkansas 72201  
(501) 340-8431