

NEWSPAPER *Arkansas Democrat Gazette*
PUBLISH – 1 TIME AT LEAST TEN (10) DAYS PRIOR TO THE DATE OF SALE

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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 Pulaski County, entered on April 22, 2019, in Case No. 60CV-18-7967, then pending therein between Arvest Bank, Plaintiff, and James J. Chung, Sr.; Mal N. Chung, a/k/a Mal “Sunny” Chung; James J. Chung, Jr.; Aerim Kim, Spouse of James J. Chung, Jr.; Anthony Boykin; Jacory Jackson; and Frederick S. Wetzell, III, Chapter 7 Panel Trustee, Defendants, the undersigned, as Commissioner of said Court, will offer for sale at public venue to the highest bidder, at the main entrance of the Pulaski County Circuit Courthouse, 401 W. Markham St., Little Rock, Arkansas, within the hours prescribed by law for judicial sales, on the 27th day of June, 2019, at 12:00 p.m. (noon), the following described real estate, to-wit:

PART OF THE SW1/4 OF THE SE1/4 OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 12 WEST, LITTLE ROCK, PULASKI COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE NORTH RIGHT-OF-WAY OF EAST 26TH STREET AND THE EAST RIGHT-OF-WAY LINE OF BARBER STREET; THENCE NORTH 00 DEGREES 48 MINUTES 32 SECONDS WEST, 35.50 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF ARKANSAS STATE HIGHWAY NO. 338/365; THENCE ALONG SAID RIGHT-OF-WAY LINE SOUTH 89 DEGREES 48 MINUTES 32 SECONDS EAST, 110.00 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE NORTH 00 DEGREES 48 MINUTES 32 SECONDS WEST, 6.40 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE SOUTH 78 DEGREES 48 MINUTES 32 SECONDS EAST, 50.90 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE SOUTH 71 DEGREES 48 MINUTES 32 SECONDS EAST, 50.00 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE SOUTH 68 DEGREES 48 MINUTES 32 SECONDS EAST, 40.93 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF EAST 26TH

STREET; THENCE ALONG SAID RIGHT-OF-WAY LINE SOUTH 89 DEGREES 42 MINUTES 31 SECONDS WEST, 245.01 FEET TO THE POINT OF BEGINNING.

TERMS OF SALE: Such sale will be at public auction to the highest bidder for cash the day of sale or upon credit of three (3) months, provided that if the sale is upon credit, 10% of the purchase price, non-refundable, on the date of sale, and a good and sufficient surety (in the form of a surety bond or letter of credit acceptable to the Commissioner) 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 rate of Ten Percent (10%) per annum; provided, however, that if Arvest Bank is the highest bidder at the time of such foreclosure, Arvest Bank may pay the purchase price by credit given upon the judgment granted Arvest Bank, except as to the cost of sale.

The described property will be sold as is, where is, and without warranty. The property will be sold subject to all unpaid real estate and other applicable taxes and assessments, unless otherwise ordered in the decretal order referenced herein.

The sale is made subject to any and all stipulations made in the decretal order filed of record on April 22, 2019. The Commissioner does not warrant title, boundary lines, taxes, liens, and/or improvements if any, or solid waste delinquent payments, on this property in Pulaski County, Arkansas.

GIVEN under my hand this 11th day of June, 2019.

Terri Hollingsworth
Pulaski County Circuit Clerk, Commissioner

By: /s/ Camille Drackette
Camille Drackette, Court Administrator