

**IN THE CIRCUIT COURT OF PULASKI COUNTY, ARKANSAS
CIVIL DIVISION**

OTTER CREEK HOMEOWNERS ASSOCIATION

PLAINTIFF

v.

CASE NO. 60CV-18-5311

**KEITH R. WILLIAMS; SAUNDRA WILLIAMS; and
JPMORGAN CHASE BANK**

DEFENDANTS

NOTICE OF COMMISSIONER'S SALE

NOTICE IS HEREBY GIVEN, that on Thursday, September 12, 2019, at 12:00 p.m., pursuant to the authority contained in the Default Judgment and Decree of Foreclosure of this Court dated and filed April 5, 2019, (the "Judgment & Decree") in Case No. 60CV-18-5311, the undersigned Commissioner appointed by the Court will offer for sale at public auction the following described real estate, together with any improvements thereon (the "Property"), situated in Pulaski County, Arkansas, to-wit: Property commonly known as 18 Pear Tree Place, Little Rock, AR 72210, and more specifically described as follows:

Lot 237, Otter Creek Community, Phase II, now in the city of Little Rock, Pulaski County, Arkansas.

The above-described Property shall be sold in the foyer of the Pulaski County Courthouse, 401 W. Markham Street, in the City of Little Rock, Pulaski County, Arkansas, where judicial foreclosure sales are regularly conducted at the date and time stated above. The terms of the foreclosure sale shall be for cash due to be paid by close of business on the day of sale or on credit terms up to ninety (90) days with interest, except as to Otter Creek Homeowners Association (“Otter Creek”), or its assignee, which is entitled to offset bid against the judgment awarded herein. In all sales on credit, except as to Otter Creek or its assignee, the purchaser shall execute a bond, with good surety, to be approved by the person making the sale, and the bond shall have the force of a judgment.

The sale shall be a sale to the highest bidder(s), as set forth above, with prompt performance due. If on the date of sale prompt performance is not made, Otter Creek shall be entitled, but not required, to enforce performance or to take the second highest bid(s) (and so on until the Property is sold to a bidder) and all rights of Otter Creek as to any non-performing bidders are reserved as to non-performing bidders.

Upon confirmation of the sale herein ordered, the Pulaski County Commissioner will execute and deliver to the purchaser a Commissioner’s Deed. Upon receipt of a Commissioner’s Deed, the purchaser will be entitled to immediate possession of the Property.

You are invited to review the entire Judgment & Decree in the Pulaski County Circuit Court records in this case on file with the Clerk of the Court or by obtaining a copy from the undersigned counsel upon written request.

Any announcement made by Commissioner at the time of sale takes precedence over this Notice.

DATED this 1st day of August, 2019.

/s/ Camille Drackette
COMMISSIONER

Submitted by:

WRIGHT, LINDSEY & JENNINGS LLP
200 West Capitol Avenue, Suite 2300
Little Rock, Arkansas 72201-3699
(501) 371-0808
FAX: (501) 376-9442
E-MAIL: jfair@wlj.com; abaker@wlj.com

By: /s/ Jacob P. Fair
Jacob P. Fair (2015167)
Adrienne L. Baker (2007159)

Attorneys for Plaintiff