

**IN THE CIRCUIT COURT OF PULASKI COUNTY, ARKANSAS
9th DIVISION**

PROFESSIONAL LAND COMPANY

PLAINTIFF

VS.

NO. 60CV-19-2157

**LIFE BUILDERS, an Arkansas corporation;
FIRST NATIONAL BANK f/k/a One Bank
& Trust, N.A.**

DEFENDANTS

NOTICE OF COMMISSIONER'S SALE

NOTICE IS HEREBY GIVEN, that pursuant to the authority and directions contained in the Order, Judgment and Decree of Foreclosure of the Circuit Court of Pulaski County, entered on July 18, 2019 in cause No. 60CV-19-2157 between Professional Land Company, plaintiff, and Life Builders and First National Bank, defendants, the undersigned, as Commissioner of such Court, will offer for public sale to the highest bidder at the Main Entrance of the County Courthouse, 401 West Markham, in which said Court is held, in the County of Pulaski, City of Little Rock, Arkansas, within the hours prescribed by law for judicial sales at 12:00 p.m. on Thursday the 26th day of September, 2019 the real property commonly known as 3409 Baseline Road, Little Rock, 72209 situated in Pulaski County, Arkansas, and more particularly described as:

Lot 1, Baseline Square Shopping Center Subdivision, in the City of Little Rock, Pulaski County, Arkansas and being shown on plat recorded as Plat No. E-039, records of Pulaski County, Arkansas.

TOGETHER WITH a non-exclusive access easement across, upon, over and through all that part of the N1/2 of the NE1/4, Section 5, Township 1 South, Range 12 West, City of Little Rock, Pulaski County, Arkansas, being a public access easement located on the West side of Lot 2 of the Baseline Square Shopping Center Subdivision as originally filed in Plat Book "D" at Page 935, said plat being revised and filed in Plat Book "E" at Page 39, said easement being more particularly described as follows: Beginning at the NW corner of Lot 2 of said Subdivision, thence South 01 degree 53 minutes 35 seconds West along a line common with the West line of said Lot 2 for 230.00 feet to a rebar and the SW corner of said Lot 2, thence North 86 degrees 06 minutes 32 seconds West 20.00 feet to the West side of an existing asphalt drive, thence North 00 degrees 12 minutes 58 seconds West along the West side of said asphalt drive 230.645 feet to the South right of way line of Baseline Road, thence South 85 degrees 43 minutes 18 seconds East along said Baseline Road right of way line 28.50 feet to a rebar and

the point of beginning.

TERMS OF SALE: The property will be sold on a credit of three (3) months, the purchaser being required to pay ten percent (10%) of the purchase price at the time of sale, which is not refundable, and give a bond to be approved by the Commissioner and the order of the Court, bearing interest at the maximum lawful rate per annum from date of sale until paid, and a lien being retained on the property sold to secure the payment of the purchase money.

The property is being sold subject to all unpaid real estate and other applicable taxes and assessments, all of which shall become the responsibility of the buyer. This sale is made subject to any and all stipulations in the Decretal Order filed of record on July 18, 2019. The Commissioner does not warrant title, boundary lines, taxes, liens, and/or improvements if any, or solid waste delinquent payments on the property.

Given under my hand this 5th day of September, 2019.

COMMISSIONER IN CIRCUIT COURT

By: ___/s/ Camille Drackette _____

Prepared by:
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