

NOTICE OF COMMISSIONER'S SALE

NOTICE IS HEREBY GIVEN, that pursuant to the authority and directions in the Default Judgment and Decree of Foreclosure made and entered on the 16th day of September, 2016, in a certain cause of the Circuit Court of Pulaski County, Arkansas (Case No. 60CV-14-4499), then pending therein between Iberia Bank, and Presidential Funeral Homes of Arkansas, Inc., Defendant, the undersigned, as Commissioner of said Court, will offer for sale at public venue to the highest bidder, at the Pulaski County Courthouse, located at 401 West Markham Street, Little Rock, Arkansas 72201, within the hours prescribed by law for judicial sales, on the 19th day of January, 2017, beginning at 12:00 p.m., the following-described real estate, to-wit:

LOTS 6, 17, 18 AND 19, ENSOR'S SUBDIVISION OF LOTS 1, 2, 3, 4, 5, AND 6, BLOCK 3, RIFFEL & HOLDER'S ADDITION TO THE CITY OF LITTLE ROCK, PULASKI COUNTY, ARKANSAS AND A STRIP OF LAND FORMERLY PLATTED AS AN ALLEY CLOSED BY ORDINANCE NO. 10,952 DESCRIBED AS: BEGINNING AT THE SW CORNER OF LOT 19, ENSOR'S SUBDIVISION OF LOTS 1, 2, 3, 4, 5, AND 6, BLOCK 3, RIFFEL & HOLDER'S ADDITION TO THE CITY OF LITTLE ROCK, PULASKI COUNTY, ARKANSAS; THENCE SOUTH 10 FEET; THENCE EAST 100 FEET; THENCE NORTH 10 FEET; THENCE WEST 100 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PART OF SUBJECT PROPERTY CONVEYED TO THE CITY OF LITTLE ROCK, ARKANSAS, FO THE PURPOSES OF A PUBLIC STREET AND THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES IN QUITCLAIM DEED OF RECORD AS INSTRUMENT NO. 2000024887, RECORDS OF PULASKI COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE NORTH 5 FEET AND THE WEST 10 FEET OF THE FOLLOWING DESCRIBED: LOTS 6, 17, 18 AND 19, ENSOR'S SUBDIVISION OF LOTS 1, 2, 3, 4, 5 AND 6, BLOCK 3 REIFFEL & HOLDER'S ADDITION TO THE CITY OF LITTLE ROCK, ARKANSAS, AND A STRIP OF LAND FORMERLY PLATTED AS AN ALLEY, CLOSED BY ORDINANCE NO. 10,952 DESCRIBED AS BEGINNING AT THE SW CORNER OF LOT 19, ENSOR'S SUBDIVISION OF LOTS 1, 2, 3, 4, 5 AND 6, BLOCK 3, RIFFLE & HOLDER'S ADDITION TO THE CITY OF LITTLE ROCK, PULASKI COUNTY, ARKANSAS; THENCE SOUTH 10 FEET; THENCE EAST 100 FEET; THENCE NORTH 10 FEET; THENCE WEST 100 FEET TO THE POINT OF BEGINNING.

AND LESS AND EXCEPT:

THAT PART CONVEYED TO ROBERT E. ARRIGHI BY WARRANTY DEED FILED FOR RECORD AS INSTRUMENT NO. 2001050870, RECORDS OF PULASKI COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: PART OF LOT 18, ENSOR'S SUBDIVISION OF LOTS 1, 2, 3, 4, 5 AND 6, BLOCK 3, RIFFEL AND HOLDER'S ADDITION TO THE CITY OF LITTLE ROCK, PULASKI COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE EASTERNMOST CORNER OF LOT 18, ENSOR'S SUBDIVISION; THENCE WEST 73.5 FEET, MORE OR LESS, ALONG THE NORTH LINE OF LOT 18 TO A POINT; THENCE SOUTH TO THE NORTH LINE OF A 20 FOOT ALLEY; THENCE NORTHEASTERLY ALONG SAID NORTH LINE OF ALLEY TO THE POINT OF BEGINNING.

This property is hereinafter referred to as the "Real Property."

TERMS OF SALE: The sale is "as is where is" without any warranty whatsoever. The purchaser of the Real Property will be required to pay ten percent (10%) of the successful bid in cash, non-refundable, before 3:00 p.m. on the day of the sale, and post a security deposit as may be acceptable to Iberia Bank and such bid shall accrue interest at the lawful rate from date of sale until paid within three (3) months after the date of sale and a lien being retained on the property and improvements to secure payment of the purchase amount.

Given under my hand this 12th day of December, 2016.

Commissioner, by: /s/Steve Sipes

Lance R. Miller
Mitchell, Williams, Selig, Gates & Woodyard, P.L.L.C.
425 W. Capitol Ave., Suite 1800
Little Rock, AR 72201
(501) 688-8800