

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

ARVEST BANK

PLAINTIFF

VS.

CASE NO.: 60CV-2017-198

**PTLJ LIMITED PARTNERSHIP,
THOMAS W. DUPREE, Individually,
ARLETA DUPREE, Individually,
LAWRENCE DUPREE, Individually,
LINDA DUPREE, Individually,
MATTHEW S. DUPREE, Individually,
PULASKI COUNTY TAX COLLECTOR, DEBRA BUCKNER,
CENTENNIAL BANK, AND
ARKANSAS COMMISSIONER OF STATE LANDS,
COMMISSIONER JOHN THURSTON**

DEFENDANTS

NOTICE OF COMMISSIONER'S SALE

NOTICE IS GIVEN that in pursuance of the authority and terms of sale contained in the decretal order of the Pulaski County Circuit Court, entered on the 9th day of November 2017, in Case No. 60CV-2017-198, then pending therein between Arvest Bank, Plaintiff, and PTLJ Limited Partnership, Thomas W. Dupree, individually, Arleta Dupree, individually, Lawrence Dupree, individually, Linda Dupree, individually, Matthew Dupree, individually, Pulaski County Tax Collector, Centennial Bank, and Arkansas Commissioner of State Lands, Commissioner John Thurston, Defendants, the undersigned, as Commissioner of Designated Entrance of the Pulaski County Courthouse, 401 West Markham Street, 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 noon, on Thursday the 25th day of January, 2018, the following described real estate, situated in Pulaski County, Arkansas, to-wit:

Tract 1:

AN UNDIVIDED ONE-HALF (1/2) INTEREST IN LOT 25 AND ALL OF LOT 26, TIMBERRIDGE SUBDIVISION, TO THE CITY OF JACKSONVILLE, PULASKI COUNTY, ARKANSAS.

Tract 2:

TRACT C-2-2

PART OF THE NORTHEAST QUARTER OF SECTION 30, T-3-N, R-10-W, CITY OF JACKSONVILLE, PULASKI COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 30, T-3-N, R-10-W, THENCE EAST A DISTANCE OF 30.00 FEET TO THE EAST RIGHT OF WAY LINE OF SOUTH JAMES STREET; THENCE N 02 DEGREES 11 MINUTES 00 SECONDS E ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 1317.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF LOUISE STREET; THENCE S 89 DEGREES 41 MINUTES 21 SECONDS EAST ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 340.80 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY LINE S 03 DEGREES 48 MINUTES 00 SECONDS WEST A DISTANCE OF 100.00 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE N 86 DEGREES 12 MINUTES 00 SECONDS WEST A DISTANCE OF 198.83 FEET; THENCE NORTH 02 DEGREES 11 MINUTES 00 SECONDS EAST A DISTANCE OF 100.04 FEET; THENCE SOUTH 86 DEGREES 12 MINUTES 00 SECONDS EAST A DISTANCE OF 201.05 FEET TO THE POINT OF BEGINNING.

TERMS OF SALE: Are as set forth within the orders and foreclosure decree of the Pulaski County Circuit Court entered in Case No. 60CV-2017-198, including but not limited to the following—should any successful bidder fail to perform under the instructions of the Commissioner at time of sale, then that bid shall be void and set aside (except for the forfeited 10% payment). The Commissioner thereafter shall find that the subject property be awarded to the next successive highest bidder, until performance is rendered.

Also, the purchaser being required to execute a bond with surety thereon to be approved by the Commissioner making the sale to assure he payment of the purchase price plus interest at the rate provided by the contract note or ten percent (10%) per annum whichever is greater, in any case not to exceed the rate provided under Article

19, Section 13 of the Arkansas Constitution, and a lien upon such property by Plaintiff shall be retained to secure payment of the bond for the purchase money bid at such sale.

This sale is made subject to any and all stipulations in the Decretal Order filed of record on November 9, 2017. 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 17th day of November, 2017.

/s/ Sherry Means
COMMISSIONER IN CIRCUIT COURT

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