

IN THE CIRCUIT COURT OF PULASKI COUNTY, ARKANSAS  
CIVIL DIVISION

IBERIABANK

PLAINTIFF

Vs.

NO. 60CV-17-3170

PARADISE TEAM REALTY & INSURANCE  
AGENCY, INC.; DARRION PORTER

DEFENDANTS

STATE OF ARKANSAS, DEPARTMENT OF  
FINANCE AND ADMINISTRATION

ADDITIONAL DEFENDANT

AMENDED NOTICE OF FORECLOSURE SALE

Notice is hereby given that the undersigned Commissioner, pursuant to decree and order of the Circuit Court of Pulaski County, Arkansas, which was entered on the 17<sup>th</sup> day of November, 2017, in a case in which IBERIABANK is Plaintiff, Paradise Team Realty & Insurance Agency, Inc., and Darrion Porter are Defendants and State of Arkansas, Department of Finance and Administration is Additional Defendant, will on the 25<sup>th</sup> day of January, 2018 offer for sale at public auction at the front door of the Pulaski County Courthouse in Little Rock, Arkansas to the highest and best bidder the following land situated in the County of Pulaski, State of Arkansas, to wit:

PART OF LOT 1 OF CHICOT MANOR SUBDIVISION, NOW IN THE CITY OF LITTLE ROCK, PULASKI COUNTY, ARKANSAS, LESS AND EXCEPT THE FOLLOWING: PART OF LOT 1 OF CHICOT MANOR SUBDIVISION, TO THE CITY OF LITTLE ROCK AND PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 13 WEST, PULASKI COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: STARTING AT THE NORTHWEST CORNER OF LOT 1 OF CHICOT MANOR, A SUBDIVISION TO THE CITY OF LITTLE ROCK; THENCE NORTH 84 DEGREES 33 MINUTES 44 SECONDS EAST ALONG THE NORTH LINE THEREOF A DISTANCE OF 99.61 FEET TO A POINT ON THE WESTERLY PROPOSED RIGHT OF WAY OF CHICOT ROAD FOR THE POINT OF BEGINNING; THENCE ALONG SAID PROPOSED RIGHT OF WAY LINE ON A CURVE RIGHT HAVING A RADIUS OF 607.95 FEET, A DISTANCE OF 64.0

FEET TO A POINT; THENCE NORTH 84 DEGREES 33 MINUTES AND 44 SECONDS EAST A DISTANCE OF 5.1 FEET TO A POINT ON THE WESTERLY EXISTING RIGHT OF WAY LINE OF CHICOT ROAD; THENCE ALONG SAID EXISTING RIGHT OF WAY LINE ON A CURVE LEFT HAVING A RADIUS OF 602.95 FEET A DISTANCE OF 64.0 FEET TO A POINT; THENCE NORTH 84 DEGREES 33 MINUTES 44 SECONDS EAST ALONG SAID EXISTING RIGHT OF WAY LINE DISTANCE OF 0.89 FEET TO A POINT; THENCE SOUTH 3 DEGREES 16 MINUTES 16 SECONDS EAST ALONG SAID EXISTING RIGHT OF WAY LINE A DISTANCE OF 45.0 FEET TO A POINT; THENCE ALONG SAID EXISTING RIGHT OF WAY LINE ON A CURVE RIGHT HAVING A RADIUS OF 25.0 FEET A DISTANCE OF 17.3 FEET TO A POINT ON THE WESTERLY PROPOSED RIGHT OF WAY LINE OF CHICOT ROAD; THENCE NORTH 3 DEGREES 18 MINUTES WEST ALONG SAID PROPOSED RIGHT OF WAY LINE A DISTANCE OF 46.8 FEET TO A POINT; THENCE ALONG SAID PROPOSED RIGHT OF WAY LINE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 607.95 FEET A DISTANCE OF 13.9 FEET TO THE POINT OF BEGINNING. (THE LESS AND EXCEPT PORTION IS SAME PROPERTY DEEDED TO THE CITY OF LITTLE ROCK, ARKANSAS, FILED AS DOCUMENT NO. 83-21689).

And

LOT 151, QUAIL CREEK, A SUBDIVISION OF PULASKI COUNTY,  
ARKANSAS

Said sale will be held at 12:00 p.m., on the date stated and sale will be made on the following terms: This sale is made subject to any and all stipulations made in the foregoing judgment as filed with this Court. The Commissioner does not warrant title, boundary lines, taxes and/or improvements, if any, on this property, in Pulaski County, Arkansas.

TERMS OF SALE: On cash payable immediately or on a credit of three months with ten percent (10%) down, which ten percent (10%) shall not be refundable with the purchaser being required to execute a bond as required by law and the order and decree of said Court in said cause with approved security, bearing interest at the rate of ten percent (10%) per annum from the date of sale until paid (or such lesser amount as shall be required by Arkansas law), and a lien being retained on the premises sold to secure the payment of the purchase money, with the

purchaser being required to pay all documentary stamps, if any, due upon purchase and sale, and the purchaser taking said property subject to all unpaid real estate taxes and assessments.

Witness my hand and seal this 6<sup>th</sup> day of December, 2017.

/s/Sherry Means,  
Commissioner