

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

ARVEST BANK

PLAINTIFF

vs.

CASE NO.: 60CV-17-3845

**GREYSTONE MINI STORAGE, LLC;
MATTHEW B. COLEMAN, INDIVIDUALLY; AND
JOHN COLEMAN, INDIVIDUALLY**

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 18th day of September 2017, in Case No. 60CV-17-3845, then pending therein between Arvest Bank, Plaintiff, and Greystone Mini Storage, LLC, Matthew B. Coleman, Individually, and John Coleman, Individually, Defendants, the undersigned, as Commissioner of said Court, will offer for sale at public venue to the highest bidder, at the Main 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 4th day of January, 2018, the real estate, situated in Pulaski County, Arkansas, and more particularly described as follows:

A part of the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) of Section 9, Township 4 North, Range 10 West (T4N, 1410W) of the Fifth Principal Meridian, Pulaski County, Arkansas and being more particularly described as follows: Beginning at the Northeast corner of said NE1/4, NE1/4, Section 9, T4N, R10W, thence with the East line of said NE 1/4, NE ¼, S 02°02'45" W a distance of 153.62 feet to the Point of Beginning; thence continuing with said East line, S 02°02'45" W a distance OF 506.38 feet; thence leaving said East line, N 86°41'45" W a distance of 478.20 feet to a set 5/8" rebar; thence, N 02°13'15" E a distance of 361.29 feet to a set 5/8" rebar; thence, S 79°23'07" E a distance of 214.77 feet to a set 5/8" rebar; thence N 09°59'38" E a distance of 191.55 feet to a set 5/8" rebar; thence, S 82°24'34" E a distance of 239.24 feet to the Point of Beginning, LESS AND EXCEPT part already conveyed to Greystone Mini Storage, LLC in Warranty Deed of record as instrument Number 2002193386, records of Pulaski County, Arkansas.

TERMS OF SALE: Are as set forth within the orders and foreclosure decree of the Pulaski County Circuit Court entered in Case No. 60CV-17-3845, 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 ten percent (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 the 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 September 18, 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 29th day of November, 2017.

/S/SHERRY MEANS, COMMISSIONER
COMMISSIONER IN CIRCUIT COURT

Attorney for Plaintiff:

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