

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

U.S. BANK NATIONAL ASSOCIATION

PLAINTIFF

VS.

CASE NO.: 60CV-15-6173

**JAMES FREDERICK SHEPPARD;
PHYLIS SHEPPARD; AND CURRENT
OCCUPANTS OF 7704 METO LANE,
JACKSONVILLE, AR 72076**

DEFENDANTS

NOTICE OF COMMISSIONER'S SALE

NOTICE IS HEREBY GIVEN, That in pursuance of the authority and directions contained in the decretal order of the Circuit Court of Pulaski County, made and entered on the October 27, 2016, in a certain Cause No. 60CV-15-6173 then pending therein between U.S. Bank National Association and James Frederick Sheppard and Phylis Sheppard, the undersigned, as Commissioner of said Court, will offer for sale at public venue to the highest bidder, at the Pulaski County Courthouse, Little Rock, Arkansas, in which said Court is held, in the County of Pulaski, within the hours prescribed by law for judicial sales, on January 5, 2017, at 12:00 PM, the following described real estate, situated in Pulaski County, Arkansas, to-wit:

A PART OF THE NW 1/4 NE 1/4, SECTION 33, T-4N, R-11-W, PULASKI COUNTY, ARKANSAS, DESCRIBED AS BEGINNING AT A POINT 1081.0 FEET S 01 DEGREES 11` 30" E (ALONG THE FORTY LINE) OF THE NE CORNER OF NW 1/4 NE 1/4; THENCE WEST 976.38 FEET TO THE CENTER LINE OF A ROAD; THENCE S 15 DEGREES 42` 20" W 253.34 FEET TO A POINT ON THE SOUTH FORTY LINE; THENCE N 89 DEGREES 54` 37" E 1050.0 FEET TO THE SE CORNER NW 1/4 NE 1/4; THENCE N 01 DEGREES 11` 30" W 242.3 FEET TO THE POINT OF BEGINNING. SUBJECT TO A 50 FOOT RADIUS AT THE NW CORNER FOR A ROAD.

DESCRIPTION OF MANUFACTURED HOME: MANUFACTURE`S NAME:
CHANDELEUR, MODEL NUMBER: 2854, MODEL YEAR: 1999, SERIAL NUMBER :
CH3AL02514 A&B, MODEL NUMBER: CHANDELEUR, AND LENGTH AND WIDTH OF
UNIT: 50X27

TERMS OF SALE: On a credit of three months, the purchaser being required to execute a commercial corporate security 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 per annum from date of sale until paid, and a lien being retained on the premises sold to secure the payment of the purchase money.

Given under my hand this 2nd day of December, 2016.

Commissioner in Circuit, by:/s/ Steve Sipes

Prepared by:
LaDawna Fleckenstein

15-00665

Ark. Bar No. 2014039
Marinosci Law Group, P.C.
1405 North Pierce, Suite 306
Little Rock, Arkansas 72207
(501) 663-6200
(501) 663-6201 (fax)