

NEWSPAPER *Arkansas Democrat Gazette*
PUBLISH – 1 TIME AT LEAST TEN (10) DAYS PRIOR TO THE DATE OF SALE

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NOTICE OF COMMISSIONER’S SALE

NOTICE IS HEREBY GIVEN, that pursuant to the authority and directions contained in the decretal order of the Circuit Court of Pulaski County, entered on September 17, 2019, in Case No. 60CV-19-805, then pending therein between Bank of Little Rock, Plaintiff, and Glover Properties, LLC; Hitachi Capital America Corp.; and Exit 165, LLC, 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 Circuit Courthouse, 401 W. Markham Street, Little Rock, Arkansas, within the hours prescribed by law for judicial sales, on the 24th day of October, 2019, at 12:00 p.m. (noon), the following described real estate, to-wit:

TRACT 1:

A PART OF THE NE1/4 SE1/4 SECTION 3 AND PART OF THE NW1/4 SW1/4 SECTION 2, ALL IN TOWNSHIP 1 NORTH, RANGE 11 WEST, CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIN USED AS THE NORTHEAST CORNER OF SAID NE1/4 SE1/4 SECTION 3; SAID PIN BEING SOUTH 88 DEGREES 19 MINUTES 18 SECONDS EAST AND 2674.74 FEET FROM THE CENTER OF SAID SECTION 3; THENCE SOUTH 88 DEGREES 19 MINUTES 18 SECONDS EAST 10.87 FEET TO AN IRON PIN ON THE WESTERLY RIGHT-OF-WAY OF INTERSTATE 440; THENCE ALONG SAID RIGHT-OF-WAY SOUTH 24 DEGREES 14 MINUTES 39 SECONDS WEST 344.8 FEET TO A FOUND NO. 4 REBAR; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 31 DEGREES 25 MINUTES 48 SECONDS WEST 393.19 FEET TO A FOUND NO. 4 REBAR; THENCE DEPARTING SAID RIGHT-OF-WAY NORTH 00 DEGREES 17 MINUTES 44 SECONDS WEST 659.96 FEET TO A FOUND NO. 4 REBAR ON THE NORTH LINE OF SAID NE1/4 SE1/4 SECTION 3; THENCE SOUTH 88 DEGREES 19 MINUTES 18 SECONDS EAST ALONG SAID NORTH LINE 332.49 FEET TO THE POINT OF BEGINNING. SUBJECT TO AN EASEMENT FOR A POWER LINE ALONG THE NORTH LINE AND ALONG THE RIGHT-OF-WAY FOR I-440. SUBJECT TO A 10 FOOT EASEMENT FOR A GAS LINE ALONG THE EAST LINE OF THE NE1/4 SE1/4 SECTION 3. ALSO SUBJECT TO EASEMENTS FOR BILLBOARDS.

TRACT 2:

A PART OF THE NE1/4 SE1/4 SECTION 3, TOWNSHIP 1 NORTH, RANGE 11 WEST, CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS: COMMENCING AT A FOUND NO. 4 REBAR MARKING THE CENTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 11 WEST; THENCE SOUTH 88 DEGREES 19 MINUTES 18 SECONDS EAST ALONG THE NORTH LINE OF THE SE1/4 SECTION 3, 1847.58 FEET TO A FOUND 4"X4" CONCRETE MONUMENT FOR THE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 19 MINUTES 18 SECONDS EAST 494.67 FEET TO A FOUND NO. 4 REBAR THAT IS NORTH 88 DEGREES 19 MINUTES 18 SECONDS WEST AND 332.49 FEET FROM A FOUND NO. 4 REBAR MARKING THE NORTHEAST CORNER OF SAID NE1/4 SE1/4; THENCE SOUTH 00 DEGREES 17 MINUTES 44 SECONDS WEST 659.96 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF INTERSTATE 440; THENCE SOUTH 30 DEGREES 24 MINUTES 20 SECONDS WEST ALONG SAID RIGHT-OF-WAY 713.34 FEET TO A FOUND NO. 4 REBAR; THENCE DEPARTING SAID RIGHT-OF-WAY NORTH 73 DEGREES 29 MINUTES 47 SECONDS WEST 141.39 FEET TO A FOUND NO. 4 REBAR; THENCE NORTH 00 DEGREES 15 MINUTES 16 SECONDS WEST 1249.51 FEET TO THE POINT OF BEGINNING. SUBJECT TO A UTILITY EASEMENTS ALONG I-440 AND A SEWER EASEMENT AT THE NORTHWEST CORNER.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER, UNDER, ABOVE AND ACROSS THE FOLLOWING LANDS, TO-WIT: THE NORTHERLY 50 FEET OF LOT 7, PHASE I BAUCUM INDUSTRIAL SUBDIVISION, NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS AND A 50.0 FOOT STRIP OF LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 7; THENCE ADJACENT TO AND 50.0 FEET SOUTHERLY OF THE FOLLOWING DESCRIBED LINE; SOUTH 69 DEGREES 07 MINUTES 32 SECONDS EAST OF THE WESTERLY RIGHT-OF-WAY OF INTERSTATE 440; THENCE ADJACENT TO AND 50.0 FEET WESTERLY OF THE FOLLOWING DESCRIBED LINE; NORTH 30 DEGREES 24 MINUTES 20 SECONDS EAST ALONG THE WESTERLY RIGHT-OF-WAY OF INTERSTATE 440 TO THE SOUTHERLY LINE OF TRACT 2, SURVEY OF J.A. RIGGS TRACTOR CO. (WHICH IS ALSO THE SOUTHERLY LINE OF TRACT 2 AS DESCRIBED IN WARRANTY DEED DOCUMENT NO. 2007082215, RECORDS OF PULASKI COUNTY, ARKANSAS) IN THE NORTHEAST QUARTER SOUTHEAST QUARTER OF SECTION 3 AND THE NORTHWEST QUARTER SOUTHWEST QUARTER SECTION 2, TOWNSHIP 1 NORTH, RANGE 11 WEST, IN THE CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS AND PART OF LOT 1, GLOVER SIGN ADDITION TO THE CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS.

TERMS OF SALE: Such sale will be a public auction to the highest bidder for cash the day of sale or upon credit of three (3) months, provided that if the sale is upon credit, 10% of the purchase price, non-refundable, on the date of sale, and a good and sufficient surety (in the form of a surety bond or letter of credit acceptable to the Commissioner) to secure payment of the purchase price shall be given to the Commissioner, and the purchase price shall bear interest from the date of the sale until paid at the rate of Ten Percent (10%) per annum; provided, however, that if Bank of Little Rock is the highest bidder at the time of such foreclosure, Bank of Little Rock may pay the purchase price by credit given upon the judgment granted Bank of Little Rock, except as to the cost of sale. The described property will be sold as is, where is and without warranty. The property will be sold subject to all unpaid real estate and other applicable taxes and assessments, unless otherwise ordered in the decretal order referenced herein.

The sale is made subject to any and all stipulations made in the decretal order referenced herein.

GIVEN under my hand this 27th day of September 2019.

_____/s/ Camille Drackette _____
Camille Drackette, Pulaski County
Circuit Clerk, Commissioner