

## 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, Arkansas, made and entered on the 6th day of October, 2016, in a certain cause (Case No. 60CV-16-3437-6) then pending therein between Arvest Bank, Successor in Interest by Merger to Arvest Mortgage Company, Plaintiff, and Jennifer M. Finnegan; Spouse of Jennifer M. Finnegan; and Julian Castro, U.S. Secretary of Housing and Urban Development, Defendants, the undersigned, as Commissioner of the Court, will offer for sale at public venue to the highest bidder, at the main entrance of the County Courthouse, 401 W. Markham St., Little Rock, Pulaski County, Arkansas, within the hours prescribed by law for judicial sales, on the 3rd day of November, 2016, at 12:00 p.m., the following-described real estate, situate in Pulaski County, Arkansas, to-wit:

Lot 1, Block 10, Batman's Subdivision of Cherry and Cox Addition to the City of Little Rock, Pulaski County, Arkansas, and the South half of a strip formerly platted as West 17th Street lying North of and abutting Lot 1, Block 10, Batman's Subdivision, now closed by City Ordinance No. 12,026, dated February 19, 1968, and recorded in Deed Book 1026, Page 347, records of Pulaski County, Arkansas.

**TERMS OF SALE:** The purchaser will pay the full purchase price the day of the sale or pay 10% of the purchase price, non-refundable, with the balance due to the Commissioner, plus 10% interest per annum from date of sale until paid thereon, within 90 days from the date of sale. Prior to commencement of bidding, any individual who shall desire to bid on the real estate shall inform the Commissioner that he/she will pay the full purchase price of the real estate in cash or shall present a letter of credit or a bond as required by law to the Commissioner and shall receive pre-approval by the Commissioner to secure the payment of the remainder of the purchase price within 90 days. The Commissioner shall retain a lien on the real property until the balance is paid in full. The purchaser at the sale shall be responsible for paying the cost of publication of the foreclosure sale notice, the cost of the Commissioner's Deed recordation, and the cost of the Commissioner's fee, as well as any and all unpaid or delinquent real estate taxes on the property. The Commissioner shall sell the above-described real estate, and any improvements thereon, AS IS, WHERE IS.

GIVEN under my hand this 10<sup>th</sup> day of October, 2016.

Commissioner of Circuit Court, by: /s/Steve Sipes

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