

IN THE CIRCUIT COURT OF PULASKI COUNTY, ARKANSAS  
CIVIL DIVISION

COOPER LAND DEVELOPMENT, INC.

PLAINTIFF

VS.

CASE NO. 60CV-19-2851

EDWIN D. JOHNSON, VENA M.  
SCHEXNAYDER, BARCLAYS BANK  
DELAWARE AND LARRY W. WALTHER,  
In his capacity as director of the Arkansas  
Department of Finance and Administration, *in rem*

DEFENDANTS

**NOTICE OF COMMISSIONER'S SALE**

NOTICE IS HEREBY GIVEN, that in pursuance of the authority and directions contained in the Order Granting Plaintiff's Motion for Default Judgment against certain Defendants, and Judgment and Foreclosure Decree ("Foreclosure Decree") of the Circuit Court of Pulaski County, Arkansas, made and entered on the 5<sup>th</sup> day of November 2019, in that certain cause (No. 60CV-19-2851), pending therein between Cooper Land Development, Inc. vs. Edwin D. Johnson, Vena M. Schexnayder, Barclays Bank Delaware and Larry W. Walther, in his capacity as Director of the Arkansas Department of Finance and Administration, in rem the undersigned, as Commissioner of said Court, will at 12:00 o'clock p.n. on the 12<sup>th</sup> day of December, 2019, offer for sale at a public auction to be held inside the front door of the Pulaski County Courthouse, 401 West Markham, Little Rock, Arkansas, to the highest and best bidder the following land situated in the County of Pulaski, State of Arkansas:

**Lot 42, Block 1, Sienna Lake Subdivision, Little Rock, Arkansas, per recorded plat or plats and subject to the notes and other indicated restrictions, if any, on said plat or plats and subject to the conditions, covenants, reservations, easements, charges, and liens reflected in the Declarations and Supplement Declarations filed in connection therewith in the office of the Circuit/County Clerk for Pulaski County, Arkansas.**

Said sale will be held beginning at 12:00 o'clock p.m. on the date stated above and sale will be made upon the following terms: This sale is made "AS IS," "WHERE IS" and is subject to any and all stipulations made in the foregoing Decree 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. This sale also will be a public sale pursuant to the Arkansas Uniform Commercial Code of all of the personal property located on or in the real property which is the subject of the Decree and such sale will be done at the same time and to the same purchaser as for the real property described above.

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, and the purchaser being required to provide 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 at such rate as shall be required by Arkansas law or the Decree), 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.

Given under my hand this 19<sup>th</sup> day of November, 2019.

/s/ Camille Drackette  
COMMISSIONER OF COURT

**Submitted by:**  
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