

IN THE CIRCUIT COURT OF PULASKI COUNTY, ARKANSAS  
16<sup>TH</sup> DIVISION

OTTER CREEK HOMEOWNERS ASSOCIATION

PLAINTIFF

v.

CASE NO. 60CV-18-2670

CHARLES L. LOWE, SR.;  
WONDER LOWE; AND  
LVNV FUNDING LLC

DEFENDANTS

NOTICE OF COMMISSIONER'S SALE

NOTICE IS HEREBY GIVEN, that on Thursday, February 21, 2019, at 12:00 p.m., pursuant to the authority contained in the Default Judgment and Decree of Foreclosure of this Court dated and filed November 21, 2018, (the "Judgment & Decree") in Case No. 60CV-18-2670, the undersigned Commissioner appointed by the Court will offer for sale at public auction the following described real estate, together with any improvements thereon (the "Property"), situated in Pulaski County, Arkansas, to-wit: Property commonly known as 16512 Otter Creek Parkway, Little Rock, Arkansas, 72210, and more specifically described as follows:

Lot 453, Otter Creek Community, Phase IV-A, being a subdivision in the Southeast Quarter, Section 6 and the Northwest Quarter, Section 5, Township 1 South, Range 13 West, now in the City of Little Rock, Pulaski County, Arkansas.

The above-described Property shall be sold in the foyer of the Pulaski County Courthouse, 401 W. Markham Street, in the City of Little Rock, Pulaski County, Arkansas, where judicial foreclosure sales are regularly conducted at the date and time stated above. The terms of the foreclosure sale shall be for cash due to be paid by

close of business on the day of sale or on credit terms up to ninety (90) days with interest, except as to Otter Creek Homeowners' Association ("Otter Creek"), which is entitled to offset bid against the judgment awarded herein.

The sale shall be a sale to the highest bidder(s), as set forth above, with prompt performance due. If on the date of sale prompt performance is not made, Otter Creek shall be entitled, but not required, to enforce performance or to take the second highest bid(s) (and so on until the Property is sold to a bidder) and all rights of Otter Creek as to any non-performing bidders are reserved as to non-performing bidders.

Upon confirmation of the sale herein ordered, the Pulaski County Commissioner will execute and deliver to the purchaser a Commissioner's Deed conveying all right, title and interest in and to the Property free and clear of all claims thereto. Upon receipt of a Commissioner's Deed, the purchaser will be entitled to immediate possession of the Property.

You are invited to review the entire Judgment & Decree in the Pulaski County Circuit Court records in this case on file with the Clerk of the Court or by obtaining a copy from the undersigned counsel upon written request.

Any announcement made by Commissioner at the time of sale takes precedence over this Notice.

DATED this 11th day of January, 2019.

/s/ Sherry Means, Commissioner  
COMMISSIONER

Submitted by:

WRIGHT, LINDSEY & JENNINGS LLP  
200 West Capitol Avenue, Suite 2300  
Little Rock, Arkansas 72201-3699  
(501) 371-0808  
FAX: (501) 376-9442  
E-MAIL: jfair@wlj.com

By: /s/ Jacob P. Fair  
Jacob P. Fair (2015167)  
Kimberly Wood Tucker (83175)

*Attorneys for Otter Creek Homeowners Association*