

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

ARVEST BANK

PLAINTIFF

VS.

CASE NO.: 60CV-2017-199

**PTLJ LIMITED PARTNERSHIP,
THOMAS W. DUPREE, Individually,
CENTENNIAL BANK, AND
ARKANSAS COMMISSIONER OF STATE LANDS,
COMMISSIONER JOHN THURSTON**

DEFENDANTS

SECOND AMENDED NOTICE OF COMMISSIONER'S SALE

NOTICE IS GIVEN that in pursuance of the authority and terms of sale contained in the decretal order of the Pulaski County Circuit Court, entered on the 9th day of November 2017, in Case No. 60CV-2017-199, then pending therein between Arvest Bank, Plaintiff, and PTLJ Limited Partnership, Thomas W. Dupree, individually, Centennial Bank, and Arkansas Commissioner of State Lands, Commissioner John Thurston, 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 Courthouse, 401 West Markham Street, Little Rock, Arkansas 72201, in which said Court is held, in the County of Pulaski, City of Little Rock, Arkansas, within the hours prescribed by law for judicial sales at 12:00 noon, on Thursday the 8th day of February 2018, the following described real estate, situated in Pulaski County, Arkansas, to-wit:

TRACT 1 ALSO KNOWN AS TRACT C-2-3: PART OF THE NORTHEAST QUARTER OF SECTION 30, T-3-N, R-10-W, CITY OF JACKSONVILLE, PULASKI COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 30, T-3-N, R-10-W; THENCE EAST A

DISTANCE OF 30.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF SOUTH JAMES STREET; THENCE NORTH 02 DEGREES 11 MINUTES 00 SECONDS EAST ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 1317.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF LOUISE STREET, THENCE S 89 DEGREES 41 MINUTES 21 SECONDS E ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 507.48 FEET TO THE WEST RIGHT OF WAY LINE OF DUPREE DRIVE; THENCE SOUTH 03 DEGREES 48 MINUTES 00 SECONDS W, ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 449.80 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 03 DEGREES 48 MINUTES 00 SECONDS WEST A DISTANCE OF 100.00 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE NORTH 86 DEGREES 12 MINUTES 00 SECONDS WEST A DISTANCE OF 196.00 FEET; THENCE NORTH 02 DEGREES 11 MINUTES 00 SECONDS EAST A DISTANCE OF 100.04 FEET; THENCE SOUTH 86 DEGREES 12 MINUTES 00 SECONDS EAST A DISTANCE OF 198.83 FEET TO THE POINT OF BEGINNING.

TRACT 2 ALSO KNOWN AS TRACT C-2-4: PART OF THE NORTHEAST QUARTER OF SECTION 30, T-3-N, R-10-W, CITY OF JACKSONVILLE, PULASKI COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 30, T-3-N, R-10-W; THENCE EAST A DISTANCE OF 30.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF SOUTH JAMES STREET; THENCE NORTH 02 DEGREES 11 MINUTES 00 SECONDS EAST ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 1317.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF LOUISE STREET; THENCE SOUTH 89 DEGREES 41 MINUTES 21 SECONDS EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 507.48 FEET TO THE WEST RIGHT OF WAY LINE OF DUPREE DRIVE; THENCE SOUTH 03 DEGREES 48 MINUTES 00 SECONDS W, ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 549.80 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 03 DEGREES 48 MINUTES 00 SECONDS WEST ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 100.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF STONE STREET; THENCE SOUTH 82 DEGREES 40 MINUTES 00 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 195.80 FEET; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE NORTH 02 DEGREES 11 MINUTES 00 SECONDS EAST A DISTANCE OF 137.86 FEET; THENCE SOUTH 86 DEGREES 12 MINUTES 00 SECONDS EAST A DISTANCE OF 196.00 FEET TO THE POINT OF BEGINNING.

Also known as 4526 Dupree Drive, Jacksonville, Arkansas 72076.

TERMS OF SALE: Are as set forth within the orders and foreclosure decree of the Pulaski County Circuit Court entered in Case No. 60CV-2017-199, including but not limited to the following—should any successful bidder fail to perform under the instructions of the Commissioner at time of sale, then that bid shall be void and set aside (except for the forfeited 10% payment). The Commissioner thereafter shall find that the subject property be awarded to the next successive highest bidder, until performance is rendered.

Also, the purchaser being required to execute a bond with surety thereon to be approved by the Commissioner making the sale to assure he payment of the purchase price plus interest at the rate provided by the contract note or ten percent (10%) per annum whichever is greater, in any case not to exceed the rate provided under Article 19, Section 13 of the Arkansas Constitution, and a lien upon such property by Plaintiff shall be retained to secure payment of the bond for the purchase money bid at such sale.

This sale is made subject to any and all stipulations in the Decretal Order filed of record on November 9, 2017. The Commissioner does not warrant title, boundary lines, taxes, liens, and/or improvements if any, or solid waste delinquent payments, on this property in Pulaski County, Arkansas.

Given under my hand this 21ST day of December, 2017.

/s/SHERRY MEANS,
COMMISSIONER IN CIRCUIT COURT

Attorney for Plaintiff:
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