

COMMISSIONER'S SALE

NOTICE IS HEREBY GIVEN, pursuant to the authority and terms of sale contained in the decretal order of the Pulaski County Circuit Court entered in Case No. **60CV-13-3408** pending between U.S. Bank National Association as successor by merger to U.S. Bank National Association ND, Plaintiff, and Unknown Heirs of Evelyn Melton Kearns, *et al.*, Defendants, the undersigned, as Commissioner of the Court, will offer for sale, at vendue to the highest bidder, at the front entrance door of the Pulaski County Courthouse, Little Rock, Arkansas on Thursday, February 11, 2016, at 12:00 (noon) o'clock p.m. the following-described real estate, situated in Pulaski County, Arkansas, to-wit:

A parcel of land located in the County of Pulaski, State of Arkansas, and known as:

Being Lot Number 45 in Nelridge Addition to the City of North Little Rock, of Pulaski County, Arkansas.

More commonly known as: 5215 Nelson Drive, North Little Rock, AR 72118.

TERMS OF SALE: Are as set forth within the orders and foreclosure decree of the Pulaski County Circuit Court entered in Case No. 60CV-13-3408, 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. The Commissioner thereafter shall find that the subject property be awarded to the next successive highest bidder, until performance is rendered.

Also, on a credit of three months, the purchasers are required to execute a bond as required by law and the order and decree of the Court with approved security, bearing interest at the maximum rate allowed by Arkansas law from date of sale until paid, and a lien being retained on the premises sold to secure the payment of the purchase money.

This sale is made subject to any and all stipulations made in the decretal Order filed of record on the 27th day of February, 2015. The Commissioner does not warrant title, boundary lines, taxes, and or improvements, if any, on this property in Pulaski County, Arkansas.

Given under my hand this 5th day of January, 2016.

/s/Steve Sipes, Circuit Court Commissioner

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