

NOTICE OF COMMISSIONER'S SALE

NOTICE IS HEREBY GIVEN, that pursuant to the authority and directions contained in the order of the Circuit Court of Pulaski County, Arkansas entered on August 15, 2014, in Case No. 60CV-14-1234 between Phyllis Hogan, plaintiff, and Scott Westerman and Donna Westerman, defendants, the undersigned, as Commissioner of said Court, will offer for sale at public venue to the highest bidder, in the North Entrance Lobby of the Pulaski County Courthouse, in which said Court is held, in Pulaski County, City of Little Rock, Arkansas, within the hours prescribed by law for judicial sales, at 12:00 noon on Thursday, November 20, 2014, the following described real estate, situated in Pulaski County, Arkansas to-wit and improvements thereon:

Part of the NW1/4 of the SE1/4 Section 28, Township 2 North, Range 11 West, Pulaski County, Arkansas, more particularly described as follows:

Starting at a spindle found at the center of said Section 28, Township 2 North, Range 11 West; thence South 0 degrees 42 minutes 00 seconds West along the West line of said NW1/4 SE1/4 a distance of 953.19 feet East to a rebar found on the North right of way line of U.S. Highway #70; thence South 84 degrees 35 minutes 42 seconds East 239.00 feet to a rebar set on said North right of way line, said rebar being the point of beginning; thence South 82 degrees 13 minutes 02 seconds East along said North right of way line 108.00 feet to a point; thence North 2 degrees 43 minutes 39 seconds East 289.30 feet to a point on the southerly right of way line of the Chicago Rock Island and Pacific Railroad; thence South 66 degrees 09 minutes 18 seconds West along said southerly right of way line 119.23 feet to a rebar set; thence South 2 degrees 57 minutes 58 seconds West 226.45 feet to the point of beginning, containing 0.633 acres, more or less.

AKA: 6623 Highway 70, North Little Rock, Pulaski County, Arkansas.

TERMS OF SALE: On a credit of three months and otherwise subject to the terms of sale set forth in the decree, the purchaser being required to execute 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 date of sale until paid, and a lien being retained on the premises sold to secure the payment of the purchase money. The property will be sold subject to any and all property taxes due and payable.

GIVEN under my hand this 25th day of September, 2014.

By: /s/ STEPHEN SIPES, COMMISSIONER

Prepared by:

HOPE, TRICE, O'DWYER & WILSON, P.A.

211 Spring Street

Little Rock, AR 72201

(501) 372-4144

By: /s/ Win Wilson

Ralph "Win" Wilson, III, ABN 2007279

Attorneys for Plaintiff