

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-17-392** pending between Centennial Bank, Plaintiff, and James Forrest, *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 **April 20, 2017, at 12:00 (noon) o'clock p.m.** the following-described real estate, situated in Pulaski County, Arkansas, to-wit:

The South 115 feet of the East 191.5 feet of Tracts 17 and 18, Victory Garden Acres, Pulaski County, Arkansas.

More commonly known as: 1413 Eureka Garden Rd, North Little Rock, AR 72117.

TERMS OF SALE: Are as set forth within the orders and foreclosure decree of the Pulaski County Circuit Court entered in Case No. 60CV-17-392, 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 March 16, 2017. 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 20th day of March, 2017.

Commissioner in Circuit, by: /s/Steve Sipes

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