

NEWSPAPER *Arkansas Democrat Gazette*
PUBLISH - 1 TIME AT LEAST TEN (10) DAYS PRIOR TO THE DATE OF SALE

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NOTICE OF COMMISSIONER'S SALE

NOTICE IS HEREBY GIVEN, that pursuant to the authority and directions contained in the decretal order of the Circuit Court of Pulaski County, entered on October 25, 2018, in Case No. 60CV-18-5762, then pending therein between Arvest Bank, Plaintiff, and Stephenson Properties, L.L.C.; Cabot Florist, Inc.; Current Occupants of 3022 E. Broadway St., North Little Rock, AR; and Frederick S. Wetzell, III, Chapter 7 Trustee, 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 Circuit Courthouse, 401 W. Markham Street, Little Rock, Arkansas, within the hours prescribed by law for judicial sales, on the 16th day of May, 2019, at 12:00 p.m. (noon), the following described real estate, to-wit:

PART OF THE SW 1/4 OF THE SW 1/4 OF SECTION 31, T2N, R11W, PULASKI COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SW CORNER OF SAID SECTION 31, A FOUND 1 INCH IRON ROD; THENCE N 88 DEGREES 11 MINUTES 40 SECONDS E FOR 915.32 FEET (914.5 FEET RECORD); THENCE N 00 DEGREES 19 MINUTES 06 SECONDS WEST FOR 609.82 FEET (610 FEET RECORD) TO THE SOUTHERLY RIGHT OF WAY LINE OF EAST BROADWAY (HIGHWAY 70); THENCE N 88 DEGREES 27 MINUTES 00 SECONDS WEST, ALONG SAID RIGHT OF WAY LINE FOR 15.00 FEET TO THE POINT OF BEGINNING; THENCE N 88 DEGREES 27 MINUTES 00 SECONDS WEST CONTINUING ALONG SAID RIGHT OF WAY LINE FOR 200.23 FEET (200 FEET RECORD) TO A FOUND 3/4 INCH PIPE; THENCE S 00 DEGREES 19 MINUTES 06 SECONDS EAST FOR 143.765 FEET (144 FEET RECORD) TO A FOUND STEEL FENCE CORNER POST; THENCE S 88 DEGREES 57 MINUTES 28 SECONDS EAST FOR 49.82 FEET (50 FEET RECORD) TO A FOUND 1.25 INCH IRON PIPE; THENCE S 00 DEGREES 41 MINUTES 10 SECONDS EAST FOR 139.36 FEET (142.5 FEET RECORD) TO A FOUND 1/2 INCH REBAR ON THE NORTH RIGHT OF WAY LINE OF EAST SECOND STREET; THENCE S 89 DEGREES 51 MINUTES 50 SECONDS EAST, ALONG SAID NORTH RIGHT OF WAY LINE FOR 49.13 FEET (50 FEET RECORD) TO A FOUND 3/4 INCH PIPE; THENCE S 88 DEGREES 14 MINUTES 09 SECONDS EAST, CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE FOR 100.01 FEET TO A FOUND 1 INCH PIPE ON THE WEST RIGHT OF WAY LINE OF ROSE STREET; THENCE N 00 DEGREES 19 MINUTES 06 SECONDS WEST, ALONG SAID WEST RIGHT OF WAY LINE FOR 274.82 FEET TO THE POINT OF BEGINNING.

TERMS OF SALE: Such sale will be a public auction to the highest bidder for cash the day of sale or upon credit of three (3) months, provided that if the sale is upon credit, 10% of the purchase price, non-refundable, on the date of sale, and a good and sufficient surety (in the form of a surety bond or letter of credit acceptable to the Commissioner) to secure payment of the purchase price shall be given to the Commissioner, and the purchase price shall bear interest from the date of the sale until paid at the rate of Ten Percent (10%) per annum; provided, however, that if Arvest Bank is the highest bidder at the time of such foreclosure, Arvest Bank may pay the purchase price by credit given upon the judgment granted Arvest Bank, except as to the cost of sale. The described property will be sold as is, where is and without warranty. The property will be sold subject to all unpaid real estate and other applicable taxes and assessments, unless otherwise ordered in the decretal order referenced herein.

The sale is made subject to any and all stipulations made in the decretal order referenced herein.

GIVEN under my hand this 15th day of April, 2019.

/s/ Camille Drackette, Commissioner
Camille Drackette, Pulaski County
Circuit Clerk, Commissioner