

**IN THE CIRCUIT COURT OF PULASKI COUNTY, ARKANSAS
16TH DIVISION**

SOUTHERN BANCORP BANK

PLAINTIFF

VS.

CASE NO. 60CV-23-9266

PAUL K. EVERETT and DIANE C. EVERETT

DEFENDANTS

NOTICE OF COMMISSIONER'S SALE

NOTICE IS HEREBY GIVEN that on April 18, 2024, at 12:00 p.m., pursuant to the authority contained in the Consent Judgment and Agreed Decree of Foreclosure signed and filed on March 7, 2024, (the "Judgment & Decree") of Pulaski County Circuit Court in Case No. 60CV-23-9266 and the Order Granting Summary Judgment signed and filed on October 5, 2022 in Pulaski County Circuit Court Case No. 60CV-21-8183, the undersigned Commissioner appointed by the Court will offer for sale at public auction the following described real estate, commonly known as 11617 Alexander Road, Mabelvale, AR 72103 (the "10 Ac. Property"), and more particularly described as follows:

**THE EAST TEN (10) ACRES OF THE NORTHEAST QUARTER OF
THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 1
SOUTH, RANGE 13 WEST, PULASKI COUNTY, ARKANSAS**

The undersigned Commissioner appointed by the Court will also offer for sale at public auction the following described real estate, commonly

known as 11705 Alexander Road, Mabelvale, AR 72103 (the "7 Ac. Property"),
and more particularly described as follows:

TRACT A:

THE NORTH 401.0 FEET TO THE W1/2 OF THE E1/2 OF THE NE1/4 OF THE NW1/4 OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 13 WEST, LITTLE ROCK, PULASKI COUNTY, ARKANSAS, EXCEPT THE WEST 163.0 FEET THEREOF. SUBJECT TO THE NORTH 40.0 FEET FROM ALEXANDER ROAD RIGHT OF WAY, AND ANY AND ALL EASEMENTS OF RECORD. THERE IS RESERVED AN INGRESS AND EGRESS EASEMENT OVER AND ACROSS THE EAST 20.0 FEET THEREOF.

TRACT B:

THE W1/2 OF THE E1/2 OF THE NE1/4 OF THE NW1/4 OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 13 WEST, LITTLE ROCK, PULASKI COUNTY, ARKANSAS, EXCEPT THE NORTH 401.0 FEET THEREOF, AND EXCEPT ALL THAT PART DESCRIBED AS: BEGINNING AT THE SOUTHWEST CORNER OF THE SAID W 1/2 E 1/2 NE 1/4 NW 1/4; THENCE NORTH ALONG THE WEST LINE OF THE SAID W 1/2 E 1/2 NE 1/4 NW 1/4, FOR 320.0 FEET; THENCE SOUTHEAST TO A POINT ON THE EAST LINE OF THE W 1/2 E 1/2 NE 1/4 NW 1/4, WHICH IS 2.5 FEET NORTH OF THE SOUTHEAST CORNER OF SAID W 1/2 E 1/2 NE 1/4 NW 1/4; THENCE SOUTH ALONG THE EAST LINE OF THE SAID W 1/2 E 1/2 NE 1/4 NW 1/4, FOR 2.5 FEET TO THE SOUTHEAST CORNER OF SAID W 1/2 E 1/2 NE 1/4 NW 1/4; THENCE WEST AND ALONG THE SOUTH LINE OF THE W 1/2 E 1/2 NE 1/4 NW 1/4, FOR 327.4 FEET TO THE POINT OF BEGINNING. TOGETHER WITH AN INGRESS AND EGRESS EASEMENT OVER AND ACROSS THE EAST 20.0 FEET OF THE NORTH 401.0 FEET OF THE SAID W 1/2 E 1/2 NE 1/4 NW 1/4. SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

The above-described properties shall be first be auctioned separately and then the two tracts shall be auctioned together at the Pulaski County Courthouse where such sales are customarily conducted, in the City of Little Rock, Pulaski County, Arkansas, at the time stated above. Whichever sale (i) the sum of the high bids received from selling the two tracts separately, or (ii) the high bid received from selling the two tracts together as a single tract, generates the greatest aggregate sale proceeds, shall be reported to the Court in the Clerk's Report of Sale as the highest and best sale price. The terms of the foreclosure sale shall be for cash due to be paid by close of business on the day of sales or on credit terms up to 90 days with interest, except as to Southern or its assignee, which is entitled to offset bid against its judgment awarded herein.

The foreclosure sale shall be a sale to the highest bidder(s), as set forth above, with prompt performance due. If on the date of sale prompt performance is not made, Southern shall be entitled, but not required, to enforce performance or to take the second highest bid(s) (and so on until each property is sold to a bidder) and all rights of Southern as to any non-performing bidders are hereby reserved as to non-performing bidders.

Upon confirmation of the sales herein ordered, the Pulaski County Commissioner shall execute and deliver to the purchaser(s) a Commissioner's Deed for each property.

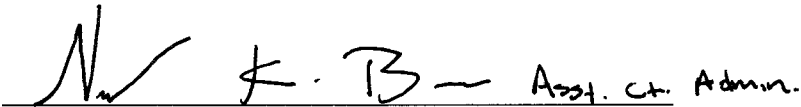
The purchaser(s) shall, upon receipt of a Commissioner's Deed, be entitled to immediate possession of each property.

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You are invited to review the completed Decree entered in the Pulaski County Circuit Court records in this case and in Pulaski County Circuit Court Case No. 60CV-23-9266 which are on file with the Clerk of the Court or by obtaining a copy from the undersigned counsel upon written request.

Any announcements made by Commissioner at the time of sale take precedence over this Notice.

DATED this 13TH day of March 2024.


COMMISSIONER

Submitted by:

Charles T. Coleman (80030)
WRIGHT, LINDSEY & JENNINGS LLP
200 West Capitol Avenue, Suite 2300
Little Rock, Arkansas 72201-3699
(501) 371-0808

