

**IN THE CIRCUIT COURT OF PULASKI COUNTY, ARKANSAS
SIXTH DIVISION**

CENTRAL BANK

PLAINTIFF

vs.

CASE NO.: 60CV-17-2124

**NUAGE RESIDENTIAL CONTRACTORS
LLC; BARRY JACKSON; and JAMES
MCDANIEL**

DEFENDANTS

NOTICE OF COMMISSIONER'S SALE

NOTICE IS HEREBY GIVEN, pursuant to the authority contained in the Default Judgment and Decree of Foreclosure entered on June 23, 2017, in the Circuit Court of Pulaski County, Arkansas, Sixth Division, case number 60CV-17-2124, the undersigned, as Commissioner of the Court, will offer for sale, at public vendue to the highest and best bidder, inside the main entrance to the Pulaski County Courthouse, 401 West Markham Street, Little Rock, Arkansas, within the hours for judicial sale prescribed by law, on July 27, 2017, beginning at 12:00 noon, the following described real property, to wit:

Part of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 30, Township 1 North, Range 12 West, more particularly described as follows: Begin 610 feet North of and 371.4 feet East of the Southwest corner of said NW $\frac{1}{4}$ SW $\frac{1}{4}$ on the South right of way line of Big Oak Lane; thence East along said South right of way line 95 feet; thence South 114 feet; thence West 95 feet parallel to the South line of Big Oak Lane; thence North 114 feet to the point of beginning and being a part of Tract 6 of Commonwealth Addition to the City of Little Rock, Pulaski County, Arkansas, as per Plat in Book 1, Page 186, of the records of Pulaski County, Arkansas (the "Property").

TERMS OF SALE: The sale is “as is where is” without any warranty whatsoever. The sale shall be for cash or on a credit of three (3) months; if on credit, the purchaser will be required to execute a bond with approved security for the purchase price, acceptable to Plaintiff, bearing interest from date of the sale until paid at the highest rate permitted by law and a lien being retained on the Property so to secure payment of the purchase money; provided, however, that if the Plaintiff, its successors or assigns become the purchaser at such sale for an amount not in excess of the judgment, interest, and costs herein, in lieu of giving bond, Plaintiff may credit the amount of its bid, less the cost of these proceedings, including the Commissioner’s fee, on the judgment herein rendered at the time of confirmation of such sale, which credit shall be an extinguishment of its judgment with respect to the Property to the extent of such credit. **THE PROPERTY SHALL BE SOLD SUBJECT TO ALL REAL AND PERSONAL PROPERTY TAXES DUE AND PAYABLE.**

Given under my hand this 10th day of July, 2017.

/s/Sherry Means, Commissioner

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