

NOTICE OF COMMISSIONER'S SALE

NOTICE IS HEREBY GIVEN, That in pursuance of the authority and directions contained in the decretal order of the Circuit Court of Pulaski County, Arkansas, entered on March 12, 2020, in a certain cause no. 60CV-19-7514, pending therein between *First Security Bank, Plaintiff, and Margaret E. Higgins, et al.*, Defendants, the undersigned as Commissioner of said Court, will offer at public venue to the highest bidder, at the Front Door or entrance to the Pulaski County Courthouse, 401 West Markham Street, Little Rock, Arkansas, in which said Court is held, in the City of Little Rock, Pulaski County, Arkansas, within the hours prescribed by law for judicial sales, on July 2, 2020, at 12:00 p.m., the following described real property located in Pulaski County, Arkansas, to-wit:

PART OF THE S1/2 NE1/4, SECTION 4, TOWNSHIP 3 NORTH, RANGE 10 WEST, PULASKI COUNTY, ARKANSAS, DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER OF SAID S1/2 NE1/4 AND RUN SOUTH 89 DEGREES 11 MINUTES 37 SECONDS EAST ALONG THE NORTH LINE OF SAID S1/2 NE1/4, 882.96 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89 DEGREES 11 MINUTES 37 SECONDS EAST, 446.77 FEET TO THE EXISTING IRON PIN; THENCE SOUTH 88 DEGREES 07 MINUTES 54 SECONDS EAST, 220.5 FEET TO A POINT (BEING 1066.3 FEET SOUTH 88 DEGREES 07 MINUTES 54 SECONDS WEST OF THE NORTHEAST CORNER OF SAID S1/2 NE1/4); THENCE SOUTH 1 DEGREE 31 MINUTES 44 SECONDS WEST, 325.0 FEET; THENCE NORTH 89 DEGREES 15 MINUTES 40 SECONDS WEST, 666.5 FEET; THENCE NORTH 1 DEGREES 23 MINUTES 30 SECONDS EAST, 329.86 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO A 60 FOOT WIDE ROAD EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 4, THENCE SOUTH 02 DEGREES 00 MINUTES 48 SECONDS WEST, 294.12 FEET; THENCE NORTH 88 DEGREES 41 MINUTES 12 SECONDS WEST, 1298.56 FEET; THENCE NORTH 50 DEGREES 52 MINUTES 46 SECONDS WEST, 108.00 FEET; THENCE NORTH 01 DEGREE 37 MINUTES 49 SECONDS EAST, 227.90 FEET TO THE POINT OF BEGINNING; THENCE ALONG WITH AND 60 FEET EAST OF A LINE, SOUTH 01 DEGREES 37 MINUTES 49 SECONDS WEST 227.90 FEET TO A POINT, SAID POINT BEING THE BEGINNING OF CENTERLINE DESCRIPTION; THENCE ALONG SAID CENTERLINE, SOUTH 50 DEGREES 52 MINUTES 46 SECONDS EAST 394.34 FEET; THENCE SOUTH 1864 FEET, MORE OR LESS, TO THE POINT OF TERMINATION, SAID POINT BEING LOCATED ON THE NORTH LINE OF COFFELT ROAD, AND SUBJECT TO A 10 FOOT WIDE UTILITY EASEMENT LYING EAST OF THE ABOVE DESCRIBED ROAD EASEMENT.

TERMS OF SALE: The above-described real property will be sold on a credit of three months, with the purchaser being required to post ten percent (10%) of the sale price and execute a bond or letter of credit as required by law and order and decree of said Court in said cause, with approved security, bearing interest from the date of sale until paid at the rate of sixteen percent (160%) per annum, and a lien being retained on the premises sold to secure the payment of the purchase money.

GIVEN under my hand this 25th day of March, 2020.

/s/ Camille Drackette _____
Terri Hollingsworth, Commissioner

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ARKANSAS DEMOCRAT-GAZETTE: One Insertion