

PUBLISH – 3 TIMES AT LEAST TWENTY (20) DAYS PRIOR TO THE DATE OF SALE

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 Conway County, entered on June 8, 2016, in Case No. 60CV-16-180, then pending therein between Ray Wallace Nelson, Plaintiff, and Mark West; Nikki Burgess-West; State of Arkansas, Department of Finance and Administration; and State Farm Mutual Automobile Insurance Company, 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 Courthouse, 401 West Markham, Little Rock, Arkansas, within the hours prescribed by law for judicial sales, on the 4th day of August, 2016, at 12:00 (noon) the following described tract of property, to-wit:

TRACT 1:

BEGINNING AT THE SOUTHEAST CORNER OF THE SW1/4 OF THE SE1/4, SECTION 31, TOWNSHIP 1 NORTH, RANGE 13 WEST, PULASKI COUNTY, ARKANSAS, THENCE WEST 199.2 FEET TO THE POINT OF BEGINNING; THENCE NORTH 407.2 FEET; THENCE WEST 104 FEET; THENCE SOUTH 407.2 FEET; THENCE EAST 104 FEET TO THE POINT OF BEGINNING.

TRACT 2:

BEGINNING AT THE SOUTHEAST CORNER OF THE SW1/4 OF THE SE1/4, SECTION 31, TOWNSHIP 1 NORTH, RANGE 13 WEST, PULASKI COUNTY, ARKANSAS, THENCE NORTH 155.4 FEET ALONG THE EAST BOUNDARY LINE OF SAID SECTION TO THE POINT OF BEGINNING, THENCE NORTH 133 FEET; THENCE WEST 199.2 FEET; THENCE SOUTH 133 FEET; THENCE EAST 199.2 FEET TO THE POINT OF BEGINNING, EXCLUDING A RIGHT OF WAY ACROSS THE EAST END OF SAID PROPERTY.

TERMS OF SALE: Such sale should be a public auction to the highest bidder for cash or upon credit of three (3) months, provided that if the sale is upon credit ten percent (10%) of the purchase price and a good and sufficient surety to secure payment of the purchase price shall be given to the Commissioner on the date of sale, and the purchase price shall bear interest from the date of the sale until paid at the highest rate allowed by law; provided, however, that if Plaintiff is the highest bidder at the time of such foreclosure, Plaintiff may pay the purchase price by credit given upon the judgment hereby granted Plaintiff, except as to the cost of sale.

GIVEN under my hand this 30th day of June, 2016.

Commissioner, by: /s/Steve Sipes

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