

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 March 30, 2016, in Case No. 60CV-15-332, then pending therein between Arvest Bank, Plaintiff, and Jocelyn K. Dokes; Dokes Quality Auto Sales, Inc.; JNYLECO, Inc., a/k/a JYNLECO, Inc. a/k/a JYNLECO Properties; United States of America, Department of the Treasury, Internal Revenue Service; Arkansas Department of Finance and Administration, by and through Timothy J. Leathers, Commissioner of Revenues; HSBC Bank USA, National Association as Trustee for Homestar Mortgage Acceptance Corp., Asset Back Pass-through Certificates, Series 2004-6; State of Arkansas; and M. Randy Rice, Chapter 7 Trustee, successor to Jack W. Gooding, Chapter 13 Standing 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 Courthouse, 401 West Markham, Little Rock, Arkansas, within the hours prescribed by law for judicial sales, on the 29th day of September, 2016, at 12:00 p.m. (Noon), the following described real estate, to-wit:

LOTS 1R, 2R, AND 3R, BLOCK 26, CHOCTAW ADDITION TO THE CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS.
LESS AND EXCEPT: PART OF LOT 1R, THE REPLAT OF THE WEST 1/2 OF LOT 9, AND LOTS 10 – 12, BLOCK 26, CHOCTAW ADDITION TO THE CITY OF NORTH LITTLE, ARKANSAS, PULASKI COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: STARTING AT A RAILROAD SPIKE BEING USED AS THE SOUTHWEST CORNER OF BLOCK 26, CHOCTAW ADDITION, WHICH IS ALSO ON THE EASTERLY RIGHT OF WAY LINE OF SPRUCE STREET AS ESTABLISHED BY SAID ADDITION RECORDED IN PLAT BOOK 1, PAGE 3; THENCE NORTH 02 DEGREES 03 MINUTES 32 SECONDS EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 247.85 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE NORTH 02 DEGREES 03 MINUTES 32 SECONDS EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 12.69 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 70 AS ESTABLISHED BY LOT 1R, BLOCK 26, CHOCTAW ADDITION RECORDED IN PLAT BOOK C, PAGE 341; THENCE SOUTH 88 DEGREES 09 MINUTES 40 SECONDS EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 17.30 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 70 AS ESTABLISHED BY AHTD JOB 060987; THENCE SOUTH 55 DEGREES 38 MINUTES 57 SECONDS WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 21.49 FEET TO THE POINT OF BEGINNING, AND CONTAINING 110 SQUARE FEET MORE OR LESS AS SHOWN ON PLANS PREPARED BY THE AHTD REFERENCED AS JOB 060987.

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.

GIVEN under my hand this 14th day of September, 2016.

/s/Steve Sipes, Commissioner

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