

**IN THE CIRCUIT COURT OF PULASKI COUNTY, ARKANSAS
ELEVENTH DIVISION – CIVIL**

PHARUS FUNDING, LLC

PLAINTIFF

VS.

CASE NO. 60CV-22-3204

**ESTATE OF DAVID SCRIBNER, UNKNOWN SPOUSE,
HEIRS, AND ASSIGNS; CAPITAL ONE BANK (USA), N.A.
AND TOMMY LAND, ARKANSAS COMMISSIONER
OF STATE LANDS**

DEFENDANTS

NOTICE OF COMMISSIONER'S SALE


NOTICE IS HEREBY GIVEN that pursuant to the authority and directions contained in the Judgment and Decree of Foreclosure entered on August 2, 2022, in Case No. 60CV-22-3204 between PHARUS FUNDING, LLC and ESTATE OF DAVID SCRIBNER, UNKNOWN SPOUSE, HEIRS, AND ASSIGNS; CAPITAL ONE BANK (USA), N.A. AND TOMMY LAND, ARKANSAS COMMISSIONER OF STATE LANDS, Defendants, the undersigned, as Commissioner of such Court, will offer for public sale to the highest bidder at the front door to the Pulaski County Courthouse, 400 W. Markham Street, Little Rock, Arkansas 72201, with the hours prescribed for judicial sales, on **September 1, 2022, at Noon**, the following described real estate situated in Pulaski County, Arkansas:

The East 102 feet 10 inches of Lots 7 and 8, Block 188, Original City of Little Rock, in Pulaski County, Arkansas. LESS and EXCEPT the North 5 feet thereof.

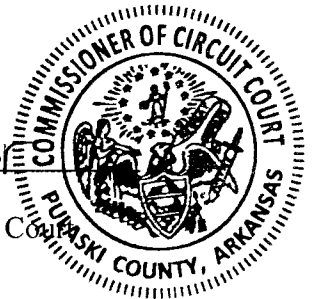
Such address is more commonly known as 1624 Louisiana Street, Little Rock, AR 72202 and bears Parcel No. 34L02201003900.

TERMS OF SALE: The sale of such property shall be strictly on an “as is” basis, without any warranty as to the condition of the property. The purchaser of the property shall be responsible for any and all delinquent or unpaid taxes, as well as for the Commissioner’s fee and the recordation fees applicable to such real property. The purchaser at said sale shall be required to pay the full purchase price on the day of sale or may pay ten percent (10%) of the purchase price, non-refundable, together with ten percent (10%) interest per annum from the date of the sale until fully paid, and to give bond, with approved security, to secure the payment of the remainder of the purchase price, which shall be due in cash and in full ninety (90) days after the date of the sale, and a lien shall be retained on said real property to further secure the purchase price. Title will remain with the State of Arkansas, and the interest of the Arkansas Commissioner of State Lands shall remain a paramount lien against such property until all taxes, penalties, interest, and costs due to the Arkansas Commissioner of State Lands are paid in full and a deed of redemption is issued by the Arkansas Commissioner of State Lands.

Given under my hand this 5th day of August, 2022.

 Court Administrator

Terri Hollingsworth (or her designee),
Commissioner of Pulaski County Circuit Court



Prepared by:

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