

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

SIENNA LAKE PROPERTY OWNERS ASSOCIATION, INC.

PLAINTIFF

VS.

CASE NO. 60CV-21-6316

KENNETH C. WRIGHT

DEFENDANT

NOTICE OF COMMISSIONER'S SALE

NOTICE IS HEREBY GIVEN, that in pursuance of the authority and directions contained in the Order Granting Plaintiff's Motion for Default Judgment against Defendant Kenneth C. Wright ("Foreclosure Decree") of the Circuit Court of Pulaski County, Arkansas, made and entered on the 7th day of September 2022, in that certain cause (No. 60CV-21-6316), therein between *Sienna Lake Property Owners Association, Inc. v. Kenneth C. Wright, in rem*, the undersigned, as Commissioner of said Court, will at 12:00 o'clock p.m. on the 3rd day of November 2022, offer for sale at a public auction to be held at the front door of the Pulaski County Courthouse, 401 W Markham St, Little Rock, AR 72201, to the highest and best bidder the following land situated in the County of Pulaski, State of Arkansas:

Lot 8, Block 1, Sienna Lake, A Cooper Community, in the City of Little Rock, Pulaski County, Arkansas.

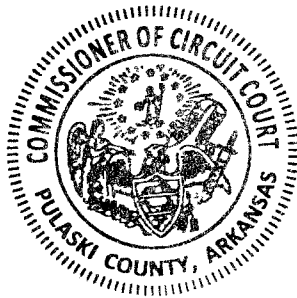
Commonly known as 9 Sienna Lake Cove, Little Rock, Arkansas, 72210.

Together with all buildings, improvements, fixtures, goods and other personal property located thereon or therein and as further covered in the foregoing Foreclosure Decree.

The sale of the above-described property will be held beginning at 12:00 o'clock p.m. on the date stated above. This sale is made "AS IS," "WHERE IS" and is subject to any and all stipulations made in the foregoing Foreclosure Decree as filed with this Court. The Commissioner does not warrant title, boundary lines, taxes and or improvements if any, on this property, in Pulaski County, Arkansas. This sale also will be a public sale pursuant to the Arkansas Uniform Commercial Code of all of the personal property located on or in the real property which is the subject of the Foreclosure Decree and such sale will be done at the same time and to the same purchaser as for the real property described above for the sale price bid and to be paid by the purchaser.

TERMS OF SALE: On cash payable immediately or on a credit of three months with ten percent (10%) down as to each or all of the parcel(s) purchased which ten percent (10%) shall not be refundable, and the purchaser(s) being required to provide a bond as required by law and the order and decree of said Court in said cause with approved security, bearing interest at the rate of ten percent (10%) per annum from the date of sale until paid (or at such rate as shall be required by Arkansas law or the Foreclosure Decree), and a lien being retained on the premises to secure the payment of the purchase money, with the purchaser being required to pay all documentary stamps, if any, due upon purchase and sale, and the purchaser taking said property subject to all unpaid real estate taxes and assessments.

Given under my hand this 19th day of September 2022.



COMMISSIONER OF COURT

Submitted by:

Ty R. Bordenkircher, ABA # 2019185

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Attorneys for Plaintiff