

IN THE CIRCUIT COURT OF PULASKI COUNTY, ARKANSAS
CIVIL DIVISION

ARVEST BANK

PLAINTIFF

VS.

CASE NO.: 60CV-21-8108

ESTATE OF MARK D. WAGGONER
DISCOVER BANK
ARKANSAS COMMISSIONER OF STATE LANDS,
COMMISSIONER TOMMY LAND

DEFENDANTS

NOTICE OF COMMISSIONER'S SALE

NOTICE IS GIVEN that pursuant to the authority and terms of sale contained in the Decretal Order of the Pulaski County Circuit Court, entered on the 19th day of May, 2022, in Case No. 60CV-21-8108, then pending therein between Arvest Bank, Plaintiff, and Estate of Mark D. Waggoner, Defendant, the undersigned, as Commissioner of said Court, will offer for sale at public venue to the highest bidder, on the first floor of the County Courthouse, 401 W. Markham St., in which said Court is held, in the County of Pulaski, City of Little Rock, Arkansas, within the hours prescribed by law for judicial sale at 12:00 P.M., on Thursday, the 23rd day of June, 2022, the following described real estate, situated in Pulaski County, Arkansas, to-wit:

Lot 3, Stagecoach Village Subdivision, Jacksonville, Pulaski County, Arkansas;

AND

Lot 7, Block 6, Jones Addition to the City of Jacksonville, Pulaski County, Arkansas.

Commonly known as: 104 Overland Trail and 220 Gray St., Jacksonville, Pulaski County, Arkansas 72076.

TERMS OF SALE: Are as set forth within the Order for Summary Judgment and Decree of Foreclosure of the Pulaski County Circuit Court entered in Case No. 60CV-

21-8108, including but not limited to the following—should any successful bidder fail to perform under the instructions of the Commissioner at time of sale, then that bid shall be void and set aside (except for the forfeited 10% payment). The Commissioner thereafter shall find that the subject property be awarded to the next successive highest bidder, until performance is rendered.

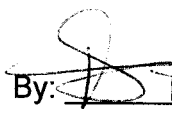
Also, the purchaser being required to execute a bond with surety thereon to be approved by the Commissioner making the sale to assure the payment of the purchase price, plus interest, at the rate provided by the Contract Note, or ten percent (10%) per annum, whichever is greater, in any case not to exceed the rate provided under Article 19, Section 13 of the Arkansas Constitution, and a lien upon such property by Plaintiff, Arvest Bank, shall be retained to secure payment of the bond for the purchase money bid at such sale.

This sale is made subject to any and all stipulations in the Joint Agreed Order for Summary Judgment and Decree of Foreclosure filed of record on May 19, 2022. The Commissioner does not warrant title, boundary lines, taxes, liens, and/or improvements, if any, or solid waste delinquent payments, on this property in Pulaski County, Arkansas.

Given under my hand this 20th day of May, 2022.

COMMISSIONER IN CIRCUIT COURT

Terri Hollingsworth

By:  S. Williams Court Administrator

Prepared By:

/s/ Kent Walker

Kent Walker

Attorney for Plaintiff, Arvest Bank

Walker Law Firm, PLLC

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