

IN THE CIRCUIT COURT OF PULASKI COUNTY, ARKANSAS
4TH DIVISION

FIRST ARKANSAS BANK & TRUST

PLAINTIFF

VS.

CASE NO. 60CV-23-533

MARY BOWMAN; UNKNOWN HEIRS OR DEVISEES
OF JIMMY L. TUCKER, DECEASED; UNKNOWN
OCCUPANTS OF 1200 QUINCE HILL ROAD,
JACKSONVILLE, ARKANSAS 72076; AND
CITY OF JACKSONVILLE, ARKANSAS

DEFENDANTS

NOTICE OF COMMISSIONER'S SALE

NOTICE IS HEREBY GIVEN, that on the 2nd day of November, 2023, at 12:00 p.m., pursuant to the authority contained in the Judgment and Decree of Foreclosure of this Court dated and filed September 21, 2023 (the "Judgment & Decree") in Case No. 60CV-23-533, the undersigned Commissioner appointed by the Court will offer for sale at public auction the following described property, together with any improvements thereon, situated in Pulaski County, Arkansas, to-wit: 1200 Quince Hill Road, Jacksonville, Arkansas 72076, more specifically described as follows:

Lot 11 and a part of Lot 12, Block 2, Jaxon Terrace Subdivision, in Pulaski County, Arkansas, more particularly described as follows, to-wit: begin at the Northeast corner of said Lot 12 and run thence South along the East line thereof a distance of 200 feet to the Southeast corner of said lot; run thence West a distance of 58 feet, run thence North parallel with the East line of said Lot 12 (182.6 feet measured) to a point on the dividing line between said Lot 12 and Lot 13 in Block 2, run thence in a

Northeasterly direction along the said dividing line (121.3 feet measured) to the Northwest corner of said Lot 12; thence East 45.7 feet to the Northeast corner of said Lot 12 and the point of beginning.

**Subject to all rights-of-way and easements as may exist thereon.
Subject to any indebtedness due thereon.**

(the "Property").

The above-described Property shall be sold in the foyer of the Pulaski County Courthouse, 401 W. Markham Street, in the City of Little Rock, Pulaski County, Arkansas, where judicial foreclosure sales are regularly conducted at the date and time stated above. The terms of the foreclosure sale shall be for cash due to be paid by close of business on the day of sale or on credit terms up to ninety (90) days with interest, except as to First Arkansas Bank and Trust ("FAB&T"), or its assignee, which is entitled to offset bid against the judgment awarded in the Judgment & Decree. In all sales on credit, except as to FAB&T or its assignee, the purchaser shall execute a bond, with good surety, to be approved by the person making the sale, and the bond shall have the force of a judgment.

The sale shall be a sale to the highest bidder(s), as set forth above, with prompt performance due. If on the date of sale prompt performance is not made, FAB&T shall be entitled, but not required, to enforce performance or to take the second highest bid(s) (and so on until the Property is sold to a bidder) and all rights of FAB&T as to any non-performing bidders are reserved.


Upon confirmation of the sale herein ordered, the Pulaski County Commissioner will execute and deliver to the purchaser a Commissioner's Deed

conveying all right, title and interest in and to the Property subject only to the mortgage of AFS Financial, Inc.

You are invited to review the entire Judgment & Decree in the Pulaski County Circuit Court records in this case on file with the Clerk of the Court or by obtaining a copy from the undersigned counsel upon written request.

Any announcement made by Commissioner at the time of sale takes precedence over this Notice.

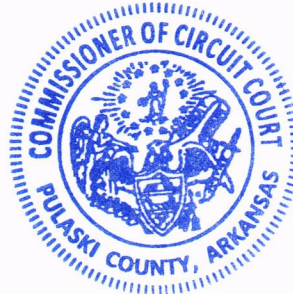
DATED this 9th day of October, 2023.

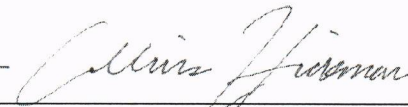


COMMISSIONER COURT Administrator

Submitted by:

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