

**NOTICE OF COMMISSIONER'S SALE**

NOTICE IS HEREBY GIVEN, that in pursuance of the authority and directions contained in the decretal order of the Pulaski County Circuit Court, made and entered on the 11<sup>th</sup> day of August 2021, in the case of

IN THE CIRCUIT COURT OF PULASKI COUNTY, ARKANSAS

SIMMONS BANK

PLAINTIFF

VS.

NO. 60CV-21-3424

KEVIN LAMB A/K/A DOUGLAS KEVIN LAMB;  
SHARON LAMB A/K/A SHARON K. LAMB AND  
THE KEVIN AND SHARON LAMB LIVING TRUST  
DATED APRIL 22, 2009

DEFENDANTS

(Case No. 60CV-21-3424) the undersigned, as Commissioner of this Court, will on the 23<sup>rd</sup> day of September 2021 at 12:00 p.m. (Noon), offer for sale to the highest and best bidder, at the Courthouse of Pulaski County, Arkansas, in Little Rock, Arkansas, upon the credit of three months, bearing interest at the highest legal rate from the date of sale until paid, the following described real property, situated in Pulaski County, Arkansas to-wit:

Part of the NE1/4 SW 1/4 , Section 24, Township 2 North, Range 14 West, Little Rock, Pulaski County, Arkansas, more particularly described as follows: Commencing at the Northeast corner of Lot 7, Phase II, Valley Falls Estates, an Addition to the City of Little Rock, Pulaski County, Arkansas; thence South 89 degrees 21 minutes 21 seconds East 214.35 feet to the point of beginning; thence continue South 89 degrees 21 minutes 21 seconds East 185.02 feet; thence South 01 degree 32 minutes 10 seconds West, 137.78 feet; thence North 88 degrees 27 minutes 50 seconds West, 3.25 feet; thence South 01 degrees 32 minutes 10 seconds West, 170.00 feet; thence North 88 degrees 27 minutes 50 seconds West, 181.75 feet; thence North 01 degree 32 minutes 10 seconds East, 77.50 feet; thence North 88 degrees 27 minutes 50 seconds West 40.00 feet; thence North 01 degree 32 minutes 10 seconds East 140.00 feet; thence South 88 degrees 27 minutes 50 seconds East 40.00 feet; thence North 01 degree 32 minutes 10 seconds East 87.40 feet to the point of beginning, containing 61,7220 square feet or 1.4169 acres, more or less.

TOGETHER WITH A NON EXCLUSIVE 30.00 FOOT WIDE INGRESS/EGRESS EASEMENT, lying 15.00 feet on each side of the following described centerline: Part of the NE1/4 SW1/4, Section 24, Township 2 North, Range 14 West, Little Rock, Pulaski County, Arkansas, more particularly described as follows: Commencing at the Northeast corner of Lot 7, Phase II, Valley Falls Estates, an Addition to the City of Little Rock, Pulaski County, Arkansas; thence South 89 degrees 21 minutes 21 seconds East 214.35 feet; thence South 01 degrees 32 minutes

10 seconds West 87.40 feet; thence North 88 degrees 27 minutes 50 seconds West 40.00 feet; thence South 01 degrees 32 minutes 10 seconds West 70.00 feet to the point of beginning of said centerline; thence South 88 degrees 17 minutes 50 seconds East 1005.29 feet to a point on the West Right of way line of LaMarche Drive, said point being the point of termination of said centerline. Said easement to terminate upon proper dedication of LaMarche Gardens Drive.

(Street Address: 15 Valley Creek View, Little Rock, Arkansas 72223)

The purchaser will be required to execute a Bond with approved security for the purchase price, and a lien will be retained upon said land to secure the payment thereof.

**THE SALE OF THE REAL PROPERTY HEREIN IS SUBJECT TO ALL REAL AND PERSONAL PROPERTY TAXES THAT MAY BE DUE AND OWING.**

WITNESS my hand and seal this 23<sup>rd</sup> day of August, 2021.

TERRI HOLLINGSWORTH, COMMISSIONER

By  \_\_\_\_\_  
Deputy Clerk

