

IN THE CIRCUIT COURT OF PULASKI COUNTY, ARKANSAS  
CIVIL DIVISION

COMMUNITY LOAN SERVICING, LLC fka  
BAYVIEW LOAN SERVICING, LLC

PLAINTIFFS

vs.

No. 60CV-21-1512

JAMES T. ROWAN, JR.; TIFFANY W.  
ROWAN; THE UNKNOWN SPOUSE OF  
JAMES T. ROWAN, JR.; THE UNKNOWN  
SPOUSE OF TIFFANY W. ROWAN; STATE  
OF ARKANSAS DEPARTMENT OF  
FINANCE AND ADMINISTRATION;  
OCCUPANTS OF 7030 MABELVALE PIKE,  
LITTLE ROCK, AR 72209

DEFENDANTS

COMMISSIONER'S SALE NOTICE

NOTICE IS GIVEN that pursuant to the authority contained in the decretal order of the Pulaski County Circuit Court entered on February 16, 2022 in Case No. 60CV-21-1512, then pending herein between Community Loan Servicing, LLC fka Bayview Loan Servicing, LLC, Plaintiff, and James T. Rowan, Jr., et al., Defendants, the undersigned, as Commissioner of said Court, will offer for sale at public venue to the highest bidder, at the Main Entrance of the Pulaski County Courthouse, 401 West Markham Street, Little Rock, AR 72201, in which said Court is held, within the hours prescribed by law for judicial sales at 12:00 pm on Thursday the 14<sup>th</sup> day of September, 2023, the following described real estate, situated in Pulaski County, Arkansas to wit:

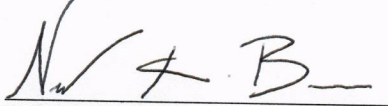
ALL THAT PARCEL OF LAND IN PULSKI COUNTY, STATE OF ARKANSAS, AS MORE FULLY DESCRIBED IN DEED INST # 2003-1140I5, ID # 44L1750000100, BEING KNOWN AND DESIGNATED AS LOT 1 & 2, DONHAM'S REPLAT OF PART OF TRACT 1 OF GRACELAND ACRES, FILED IN PLAT INST # 2003-1140I5, RECORDED 11/04/2003. BY FEE SIMPLE DEED FROM CORN INSURANCE AGENCY, INC. AS SET FORTH IN INST # 2003-114015 DATED 10/31/2003 AND RECORDED 11/04/2003,

PULASKI COUNTY RECORDS, STATE OF ARKANSAS.

More commonly known as: 7030 Mabelvale Pike Little Rock AR 72209

TERMS OF SALE: On a credit of three months, the purchaser being required to execute 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 10.0 percent per annum from date of sale until paid, and a lien being retained on the premises sold to secure the payment of the purchase money.

Given under my hand this 13<sup>TH</sup> day of July, 2023.

  
Asst. Ct. Admin.  
COMMISSIONER IN CIRCUIT COURT

Prepared by:

James McPherson ABN 2011038  
Albertelli Law  
1 Information Way, Suite 201  
Little Rock, AR 72202  
(501) 406-0855

