

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

**EDGEFIELD HOLDINGS LLC,
assignee of REGIONS BANK**

PLAINTIFF

v.

Case No. 60CV-20-3683

**TITUS W. WILLIS; WILMINGTON SAVINGS
FUND FSB, d/b/a CHRISTINA TRUST, NOT
IN ITS INDIVIDUAL CAPACITY, BUT SOLELY
AS TRUSTEE FOR BCAT 2014-4TT;
HURRICANE CREEK FEDERAL CREDIT UNION;
LAMONTE GRULKE; MYRANDA GRULKE;
and KEVIN BRYANT**

DEFENDANTS

NOTICE OF COMMISSIONER'S SALE

NOTICE IS HEREBY GIVEN, that pursuant to the authority and directions contained in the order of the Circuit Court of Pulaski County entered on December 28, 2021 in Case No. 60CV-20-3683 then pending between Plaintiff Edgefield Holdings LLC ("Edgefield") and Defendants Titus W. Willis, Wilmington Savings Fund, FSB, d/b/a Christina Trust, not in its individual capacity, but solely as trustee for BCAT 2014-4TT, Hurricane Creek Federal Credit Union, Lamonte Grulke, Myranda Grulke and Kevin Bryant ("Defendants"), the undersigned, as Commissioner of said Court, will offer for sale at public venue to the highest bidder, at the main door entrance of the County Courthouse in which said Court is held, in the County of Pulaski, within the hours prescribed by law for judicial sales on THURSDAY, FEBRUARY 17th, 2022 BEGINNING AT 12:00 NOON CST the following described four real estate parcels, situated in Pulaski County, Arkansas, to-wit:

- a. 2801 Springer Blvd (f/k/a 2801 Confederate), Little Rock, Arkansas

72206 (“Springer”) more particularly described as follows:

The North one-third (1/3) of the NW 1/4 of Lot Two (2), Block Seven (7), Watkin’s Addition, EXCEPT the 60 feet of the West 14 1/2 feet of the North 50 feet thereof.

- b. 1714 Park Avenue, Little Rock, Arkansas 72202 (“Park Ave.”) more

particularly described as follows:

Lot 4, Katie M. Illing’s Subdivision of Block 18, Park Addition to the City of Little Rock, Pulaski County, Arkansas.

- c. 2025 W 17th Street, Little Rock, Arkansas 72202 (“2025 W 17th”) more

particularly described as follows:

Lot 27, Block 33, Centennial Addition to the City of Little Rock, Pulaski County, Arkansas.

- d. 2001 W 17th Street, Little Rock, Arkansas 72202 (“2001 W 17th”) more

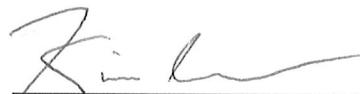
particularly described as follows:

Lot 21, Block 33, Centennial Addition to the City of Little Rock, Pulaski County, Arkansas.

TERMS OF SALE: The purchaser of the Property shall be required to pay the full purchase price or pay ten percent (10%) of the purchase price, which is non-refundable, and execute a corporate surety bond from a bonding company licensed in the State of Arkansas, bearing interest at the rate of ten percent (10%) per annum, with surety to be approved by the Commissioner and the Plaintiff, and a lien shall be retained on such Property to secure the payment of such purchase price. Provided, if the Plaintiff shall become the purchaser at such sale for a sum equal to or less than its Judgment, accrued interest and costs, the Plaintiff may (in lieu of bond) upon the

confirmation of the sale, credit the amount of its bid, less the costs and the fee allowed the Commissioner for executing this Default Judgment and Foreclosure Decree. Any such credit shall be an extinguishment of the amount herein adjudged to be due to the extent of such credit. Should the Plaintiff's bids exceed the amount mentioned above, the Plaintiff shall not be required to execute bond for such excess. Any successful bidder will be responsible, if required by law, for all revenue transfer stamps for the Commissioner's Deed, payment of the Commissioner's Fee, and any applicable taxes. Should any successful bidder fail to perform under the instructions of the Commissioner or this Default Judgment and Foreclosure Decree at the time of sale, then that bid shall be void and set aside. The Commissioner shall thereafter schedule a new public sale regarding the Property pursuant to the provisions of this Default Judgment and Foreclosure Decree.

Given my hand this 12th day of January, 2022.



COMMISSIONER

Prepared By:

KUTAK ROCK LLP

/s/ McKenzie Raub

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