

IN THE CIRCUIT COURT PULASKI COUNTY, ARKANSAS
6TH DIVISION

FIRST ARKANSAS BANK & TRUST

PLAINTIFF

VS.

CASE NO. 60CV-22-8466

LYNDI GREGORY; LAURIE JOHNSON;
RICK HEIDELBERG; MICHAEL YOUNG;
UNKNOWN HEIRS OR DEVISEES OF
HARRY W. HEIDELBERG, DECEASED;
UNKNOWN HEIRS OR DEVISEES OF
SUZANNE E. HEIDELBERG, DECEASED;
UNKNOWN OCCUPANTS OF 33 NARRAGANSETT PLACE,
SHERWOOD, ARKANSAS 72120;
ARKANSAS DEPARTMENT OF HUMAN SERVICES;
ASCENSIONPOINT RECOVERY SERVICES, LLC;
TOMMY LAND, IN HIS CAPACITY AS ARKANSAS
COMMISSIONER OF STATE LANDS;
DEBRA BUCKNER, IN HER CAPACITY AS PULASKI
COUNTY TREASURER; AND CITY OF
SHERWOOD, ARKANSAS

DEFENDANTS

NOTICE OF COMMISSIONER'S SALE

NOTICE IS HEREBY GIVEN, that on the 11th day of January, 2024, at 12:00 p.m., pursuant to the authority contained in the Judgment and Decree of Foreclosure of this Court dated and filed November 27, 2023 (the "Judgment & Decree") in Case No. 60CV-22-8466, 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: 33 Narragansett Pl., Sherwood, Arkansas 72120, more specifically described as follows:

Lot 433, Section "C" Indianhead Lake Estates Subdivision, now in the City of Sherwood, Pulaski County, Arkansas.

(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.

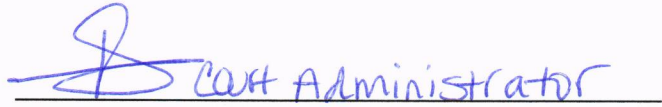
The sale shall be a sale to the highest bidder(s), as set forth above, with prompt performance due. If on the date of sale prompt performance is not made, FAB&T shall be entitled, but not required, to enforce performance or to take the second highest bid(s) (and so on until the Property is sold to a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

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.

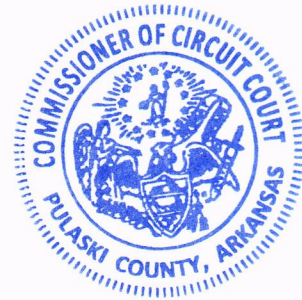
Any announcement made by Commissioner at the time of sale takes precedence over this Notice.

DATED this 18 day of December, 2023.


COMMISSIONER

Submitted by:

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By: /s/ P. Collins Hickman, Jr.
Adrienne L. Baker (2007159)
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First Arkansas Bank & Trust*