

COMMISSIONER'S SALE

NOTICE IS HEREBY GIVEN, pursuant to the authority and terms of sale contained in the decretal order of the Pulaski County Circuit Court entered in Case No. **60CV-24-11860** pending between **21st Mortgage Corporation**, Plaintiff, and **MARCUS BURCHETT, et al.**, Defendants, the undersigned, as Commissioner of the Court, will offer for sale, at venue to the highest bidder, **at the Main Entrance to the Pulaski County Courthouse, 401 West Markham, Little Rock, AR 72201, on August 28, 2025, at 12:00 PM o'clock** the following-described real estate, situated in Pulaski County, Arkansas, to-wit:

A part of the NE 1/4 SW 1/4 and a party of the SE 1/4 SW 1/4 in Section 4, Township 1 South, Range 12 West, Pulaski County, Arkansas, and being more particularly described as follows: Commencing at the Northeast corner of said SE 1/4 SW 1/4; thence South 01° 49' 25" West along the East line thereof, 183.01 feet to an iron pin; thence North 89° 47' 45" West, 417.34 feet to an iron pin and the POINT OF BEGINNING; thence continuing North 89° 47' 45" West, 208.71 feet to an iron pin; thence North 208.71 feet to an iron pin; thence South 89° 47' 45" East 208.71 feet to an iron pin; thence South 208.71 feet to the POINT OF BEGINNING. Subject to a Ten (10) foot utility easement along the South line thereof. Together with that certain 2016 80x28 LEXINGTON mobile home with Vehicle Identification Number(s): LH0116W9541A, and LH0116W9541B

More commonly known as: 11 Lenora Lane, Little Rock, AR 72206.

TERMS OF SALE: Are as set forth within the orders and foreclosure decree of the Pulaski County Circuit Court entered in Case No. 60CV-24-11860, including but not limited to the following - should any successful bidder fail to perform under the instructions of the Commissioner at time of sale, then that bid shall be void and set aside. The Commissioner thereafter shall find that the subject property be awarded to the next successive highest bidder, until performance is rendered.

Also, on a credit of three months, the purchasers are required to execute a bond as required by law and the order and decree of the Court with approved security, bearing interest at the maximum rate

allowed by Arkansas law from date of sale until paid, and a lien being retained on the premises sold to secure the payment of the purchase money.

This sale is made subject to any and all stipulations made in the decretal Order filed of record on June 25, 2025. The Commissioner does not warrant title, boundary lines, taxes, and or improvements, if any, on this property in Pulaski County, Arkansas.

Given under my hand this _____ day of _____, 2025.

TERRI HOLLINGSWORTH, COMMISSIONER



Case Title: 21ST MORTGAGE CORPORATION V MARCUS BURCHETT

Case Number: 60CV-24-11860

Type: COMMISSIONERS SALE NOTICE

So Ordered

A handwritten signature in blue ink, reading "Amber Watson", is written over a horizontal line.

