

IN THE UNITED STATES DISTRICT COURT
FOR THE EASTERN DISTRICT OF ARKANSAS
CENTRAL DIVISION

FEDERAL NATIONAL MORTGAGE ASSOCIATION,)	
)	
Plaintiff,)	Case No. 4:24-cv-634-BRW
v.)	
)	
APEX TOWNE COUNTRY LLC and)	
ORON ZARUM,)	
)	
Defendants.)	

NOTICE OF COMMISSIONER'S SALE

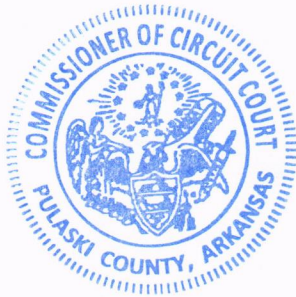
NOTICE IS HEREBY GIVEN, pursuant to the authority contained in the Judgment and Decree of Foreclosure of the United States District Court for the Eastern District of Arkansas, Central Division, made and entered on February 13, 2025, in case number 4:24-cv-634-BRW, the undersigned, as Court-appointed Commissioner, will offer for sale at public auction to the highest bidder at the Main Entrance to the Pulaski County Courthouse, 401 W. Markham Street, Little Rock, Pulaski County, Arkansas on March 27, 2025, at 12:00 p.m., the following described real estate, together with any improvements thereon (the "Property"), situated in Pulaski County, Arkansas, to-wit:

OLD OAKS SUBDIVISION, LITTLE ROCK, PULASKI COUNTY, ARKANSAS AND BEING SHOWN ON PLAT RECORDED AS PLAT NO. B-421, RECORDS OF PULASKI COUNTY, ARKANSAS, LESS AND EXCEPT THE FOLLOWING: BEGINNING AT THE NORTHWEST CORNER OF SAID OLD OAKS SUBDIVISION; THENCE NORTH 89 DEGREES 59 MINUTES EAST, ALONG THE SOUTH RIGHT OF WAY OF MABELVALE PIKE, 194.4 FEET; THENCE SOUTH 47 DEGREES 04 MINUTES WEST, 177 FEET; THENCE SOUTH 31 DEGREES 18 MINUTES WEST, 125 FEET; THENCE NORTH, ALONG THE WEST LINE OF OLD OAKS SUBDIVISION, 227.3 FEET TO THE POINT OF BEGINNING.

More commonly known as: 770 N Chicot Road, Little Rock, Arkansas 72209.

TERMS OF SALE: The purchaser on the date of sale shall be required to pay the full purchase price or on credit of ninety (90) days, the purchaser shall pay ten percent (10%) of purchase price to be tendered into the registry of the Court at the date, time, and place of sale, which amount shall be forfeited in the event the purchaser does not pay the balance of the purchase price within ninety (90) days of the date of sale. The purchaser shall execute a bond, with a commercial corporate surety, bearing interest from the date of sale in the amount of the remainder of the purchase price until paid at the rate of 10 percent (10%) per annum; and any fees and expenses, including but not limited to attorneys' fees and costs, receiver costs, and operation and maintenance costs for the Property, incurred by Plaintiff from the date of sale until the purchase price is paid in full shall be borne by the purchaser in addition to the purchase price. Federal National Mortgage Association, or any of its successors or assigns, is entitled to offset or credit bid against the judgment awarded in the Judgment and Decree of Foreclosure entered February 13, 2025 by the Court. Should any successful bidder fail to perform under the instructions of the Circuit Clerk of Pulaski County at the time of the sale, then that bid shall be void and set aside. The Circuit Clerk of Pulaski County thereafter shall find that the Property be awarded to the next successive high bidder.

GIVEN under my hand this 20th day of February, 2025.



TERRI HOLLINGSWORTH,
Commissioner

By: [Signature]

Printed Name: Dawn Williams

Title: Court Administrator

Submitted by:

Robert F. Tom (Ark. Bar No. 2013026)
BAKER, DONELSON, BEARMAN
CALDWELL & BERKOWITZ, PC
165 Madison Avenue, Suite 2000
Memphis, Tennessee 38103
Telephone: 901.577.2159
rtom@bakerdonelson.com
*Counsel for Plaintiff Federal National
Mortgage Association*