

IN THE CIRCUIT COURT OF PULASKI COUNTY, ARKANSAS
FOURTH DIVISION

HOME BANK OF ARKANSAS

PLAINTIFF

VS.

CASE NO. 60CV-22-2039

S. WILLIAMS & ASSOCIATES
RESIDENTIAL CONSTRUCTION, INC.;
STEVEN WILLIAMS, individually;
MJH DEVELOPMENT AND CONSTRUCTION, INC.;
MARCUS HARPER, individually;
KANIS VILLAGE PROPERTY OWNERS ASSOC., INC.;
PULASKI COUNTY; SILVERLINE SERVICES, INC.;
STATE OF ARKANSAS, acting through the DEPARTMENT
OF FINANCE AND ADMINISTRATION; CP CCM, LLC;
PREMIER CAPITAL FUNDING, LLC

DEFENDANTS

NOTICE OF COMMISSIONER'S SALE

NOTICE IS HEREBY GIVEN, that pursuant to the authority and directions contained in the decretal order of the Circuit Court of Pulaski County, entered on July 10, 2024, in cause number 60CV-22-2039, pending therein between Homebank of Arkansas, Plaintiff, and S. Williams & Associates Residential Construction, Inc., et al., Defendants, which decretal order is incorporated herein by reference as if fully set out word for word, the undersigned, as Commissioner of such Court, will offer for public sale to the highest bidder in the foyer of the Pulaski County Courthouse, 401 W. Markham Street, Little Rock, Arkansas, where judicial foreclosure sales are regularly conducted at 12:00 p.m. on Thursday, August 22, 2024, the following described real property, situated in Pulaski County, Arkansas, to-wit:

Tract 1 and 2:

A tract of land lying in the City of Sherwood and in the NW1/4 NW1/4 Section 9 and the SW1/4 SW1/4 Section 4, Township 2 North, Range 11 West, Pulaski County, Arkansas, and more particularly described as:

Starting at the Southwest corner of said SW1/4 SW1/4 Section 4; thence South 89°17'22" East along the South line of said SW1/4 SW 1/4 for 490.93 feet to the point of beginning, said point being on the centerline of a 100 foot wide Arkansas Power and Light Company Powerline Easement; thence along said centerline North 04°33'41" West for 40.98 feet to a point; thence continuing along said centerline North 00°01'36" West for 417.52 feet to a point; thence departing said centerline South 84°44'28" East for 531.72 feet to a point; thence South 05°15'32" West for 240.0 feet to a point; thence North 04°44'28" West for 68.07 feet to a point; thence 05°15'32" West 301.0 feet to a point; thence North 84°44'28" West for 125.0 feet to a point; thence South 05°15'32" West for 172.51 feet to a point; thence North 89°16'19" West for 246.06 feet to a point on said centerline of the Arkansas Power and Light Company Easement; thence North 04°33'41" West along said centerline for 280.94 feet to the point of beginning; containing 300,891 square feet or 6.908 acres, more or less.

Together with a 40 foot access easement described as follows:

A tract of land lying in the City of Sherwood and in the NW1/4 NW1/4 Section 9 and the SW1/4 SW1/4 Section 4, Township 2 North, Range 11 West, Pulaski County, Arkansas, and more particularly described as:

Starting at the Northwest corner of said NW1/4 NW1/4 Section 9; thence South 89°17'22" East along the North line of said NW1/4 NW 1/4 for 490.93 feet to a point on the center line of a 100 foot wide Arkansas Power and Light Company Powerline Easement; thence along said centerline South 04°33'41" East for 280.94 feet to a point; thence departing said centerline South 89°16'19" East for 246.06 feet to a point; thence North 05°15'32" East for 172.51 feet to a point; thence South 84°44'28" East for 86.82 feet to the point of beginning; thence continuing South 84°44'28" East for 32.18 feet to a point; thence North 05°15'32" East for 21.45 feet to a point; thence South 48°04'46" East for 198.85 feet to a point on the Westerly right of way line of U.S. Highway #67-167; thence Southwesterly along said Westerly right of way line for 40.02 feet on a curve to the left having a radius of 5,879.58 feet and a chord bearing and distance of South 40°03'56" West, 40.02 feet; thence North 48°04'46" West for 217.97 feet to the point of beginning; containing 7,933 square feet or 0.182 acres, more or less.

Tract 3:

Lot 33, Waters Edge, Phase 2, Little Rock, Pulaski County, Arkansas.

Tract 4:

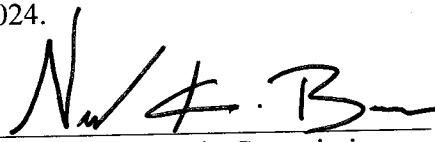
Lot 61, Replat of Kanis Village Subdivision, Phase I, to the City of Little Rock, Pulaski County, Arkansas.

Tract 5:

Lot 2, Block 16, Euclid Place, now in the City of Little Rock, Pulaski County, Arkansas.

TERMS OF SALE: The above-described real property will be sold on a credit of three months, the purchaser being required to execute a bond as required by law, with approved security, bearing interest at the rate of ten percent (10%) 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 19th day of July, 2024.


Terri Hollingsworth, Commissioner

