

**PUBLICATION DATE: SUNDAY, SEPTEMBER 22, 2024**

**NOTICE OF COMMISSIONER'S SALE**

NOTICE IS HEREBY GIVEN, that pursuant to the authority and directions in the Decree of Foreclosure made and entered on the 1st day of August, 2024, in a certain cause of the Circuit Court of Pulaski County, Arkansas (Case No. 60CV-22-8029), then pending therein between SCR Joint Venture, L.P., Plaintiff; and M & M Holding, Inc.; M & M Real Estate, LLC; Davis Trailer & Equipment, Inc.; ROC Funding Group LLC; Harold Majors; Teresa Majors; Complete Business Solutions Group, Inc.; Debra Buckner, in her official capacity as Pulaski County Tax Collector; and Tommy Land, in his official capacity as Commissioner of State Lands of the State of Arkansas, Defendants; the undersigned, as Commissioner of said Court, will offer for sale at public venue to the highest bidder, at the customary place for foreclosure sales in the Pulaski County Courthouse, located at 401 West Markham Street, Little Rock, Arkansas 72201, within the hours prescribed by law for judicial sales, on the 10th day of October, 2024, beginning at 12:00 p.m., the following-described real estate, to-wit:

**PARCEL 1 – Lot 1, A.G.D. Subdivision in the City of Little Rock, Pulaski County, Arkansas, LESS AND EXCEPT that portion of said Lot 1 conveyed to the Arkansas State Highway Commission in Warranty Deed filed for record September 6, 2001 of record as Document No. 2001068941, records of Pulaski County, Arkansas and more particularly described as follows: Starting at the Southwest corner of Lot 1, A.G.D. Subdivision in the City of Little Rock, Pulaski County, which is also on the existing right-of-way line of Western Hills Avenue; thence North 01 degree 57 minutes 15 seconds East along said existing right-of-way line a distance of 381.80 feet to a point for the point of beginning; thence North 01 degree 57 minutes 15 seconds East along said existing right-of-way line a distance of 175.03 feet to a point on the existing Southerly right-of-way line of State Highway No. 5 (now Colonel Glenn Road); thence North 60 degrees 16 minutes 45 seconds East along said existing right-of-way line a distance of 227.68 feet to a point on the East line of Lot 1, A.G.D. Subdivision in the City of Little Rock; thence South 02**

degrees 27 minutes 47 seconds West long said East line a distance of 15.33 feet to a point on the proposed Southerly right-of-way line of said State Highway No. 5 (now Colonel Glenn Road); thence South 61 degrees 42 minutes 40 seconds West along said proposed right-of-way line a distance of 118.89 feet to a point; thence South 60 degrees 16 minutes 45 seconds West along said proposed right-of-way line a distance of 90.00 feet to a point; thence South 00 degrees 20 minutes 51 seconds West along said proposed right-of-way line a distance of 109.77 feet to a point; thence South 17 degrees 32 minutes 19 seconds West along said proposed right-of-way line a distance of 64.77 feet to the point of beginning, and being shown on Plat No. B-889, records of Pulaski County, Arkansas.

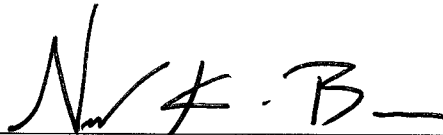
**PARCEL 2** – Part of the SE1/4 SE1/4, Section 14, Township 1 North, Range 13 West in the City of Little Rock, Pulaski County, Arkansas, more particularly described as follows: Commence at the Southeast corner of said Section 14, thence North on Section Line to Hot Springs Highway, known also as Nineteenth Street Pike 550 feet; thence in a Southwesterly direction along the Hot Springs Highway 457 feet 6 inches to an iron pin at the Northeast corner of two (2) acres of land sold to G.W. Douglass; thence South 314 feet 6 inches to the South line of SE1/4 said Section 14; thence East on South line of said SE1/4 SE1/4 397 feet to point of beginning; **LESS AND EXCEPT** that portion of subject property Deeded to the City of Little Rock by Dedication Deeds dated December 13, 1995 and filed February 6, 1996, and recorded as Instrument No.'s 96-10495 and 96-10496, records of Pulaski County, Arkansas.

**PARCEL 3** – Lots 1, 2, 3, 4, 5 and the East 28 feet of Lot 6, Block 1, Westwood Addition to the City of Little Rock, Pulaski County, Arkansas, **LESS AND EXCEPT** the East 5 feet of Lots 1 and 2, being more particularly described as follows: Beginning at the Northeast corner of said Lot 1, thence South 01 degree 07 minutes 52 seconds East 150.27 feet to the Southeast corner of said Lot 2; thence South 89 degrees 36 minutes 12 seconds West along the South line of said Lot 2, 5.0 feet; thence North 01 degree 07 minutes 52 seconds West 150.27 feet to the North line of said Lot 1; thence North 89 degrees 33 minutes 44 seconds east 5.0 feet to the point of beginning.

This property is hereinafter referred to as the “Real Property.”

**TERMS OF SALE:** The sale is “as is where is” without any warranty whatsoever. The purchaser will be required to pay ten percent (10%) of the successful bid in cash, non-refundable, before 3:00 p.m. on the day of the sale, and to execute a bond for the remainder of the purchase price as required by law and the Decree of the Court, bearing interest at the rate of nine and a half percent (9.5%) *per annum* from date of sale until paid, and a lien being retained on the real property in favor of SCR Joint Venture, L.P. to secure payment of the purchase amount. The Real Property is sold subject to payment of all taxes due and owing.

Given under my hand this 13<sup>th</sup> day of September, 2024.



Commissioner  
Pulaski County Circuit Clerk

