

**IN THE CIRCUIT COURT OF PULASKI COUNTY, ARKANSAS
4th DIVISION**

CENTENNIAL BANK

PLAINTIFF

VS.

NO. 60CV-23-7136

ANGELICA SHELTON

DEFENDANT

NOTICE OF COMMISSIONER'S SALE

NOTICE IS HEREBY GIVEN, that pursuant to the authority and directions contained in the Order, Judgment and Decree of Foreclosure of the Circuit Court of Pulaski County, entered on December 28, 2023 in cause No. 60CV-23-7136 between Centennial Bank, plaintiff, and Angelica Shelton, et al., defendants, the undersigned, as Commissioner of such Court, will offer for public sale to the highest bidder(s) at the Main Entrance of the County Courthouse, 401 West Markham, in which said Court is held, in the County of Pulaski, City of Little Rock, Arkansas, within the hours prescribed by law for judicial sales at 12:00 p.m. on Thursday the 25th day of January, 2024, the real property situated in Pulaski County, Arkansas commonly known as 4521 Timberland Drive, Little Rock, Arkansas 72204 and more particularly described as:

Lot 147R, Tall Timber West Addition Phase I to the City of Little Rock, Pulaski County, Arkansas.

TERMS OF SALE: The property will be sold on a credit of three (3) months, the buyer being required to pay ten percent (10%) of the purchase price at the time of sale, which is not refundable, and give a bond to be approved by the Commissioner and the order of the Court, bearing interest at the maximum lawful rate per annum from date of sale until paid, and a lien being retained on the property sold to secure the payment of the purchase money.

The property is being sold subject to all unpaid real estate and other applicable taxes and assessments, all of which shall become the responsibility of the buyer. This sale is made subject to all stipulations in the Decretal Order filed of record on December 28, 2023. The Commissioner does not warrant title, boundary lines, taxes, liens, and/or improvements if any, or solid waste delinquent payments on the property.

Given under my hand this 3rd day of January 2024.

COMMISSIONER IN CIRCUIT COURT

By: N. F. B. Asst. Ct. Admin.

Prepared by:
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