

NOTICE OF COMMISSIONER'S SALE

NOTICE IS HEREBY GIVEN, That in pursuance of the authority and directions contained in the decretal order of the Circuit Court of Pulaski County, Arkansas, entered on January 9, 2024, in a certain cause no. 60CV-23-7838, pending therein between *First Service Bank, Plaintiff, and Corey Dean Giambalvo, et al., Defendants*, which decretal order is incorporated herein by reference as if fully set out word for word, the undersigned as Commissioner of said Court, will offer at public venue to the highest bidder, on the inside of the Pulaski County Courthouse, in front of Suite 120, 401 West Markham Street, Little Rock, Arkansas, in which said Court is held, in the City of Little Rock, Pulaski County, Arkansas, within the hours prescribed by law for judicial sales, on February 1, 2024, at 12:00 p.m., the following described real property located in Pulaski County, Arkansas, to-wit:

Tract 1:

Part of the NW1/4 SE1/4, Section 23, Township 2 North, Range 15 West, Pulaski County, Arkansas, more particularly described as follows: Commencing at the Northwest corner of said NW1/4 SE1/4, Section 23; thence run South 88 degrees 13 minutes East 165.13 feet to a point; thence run South 88 degrees 13 minutes East 165.13 feet to a point of beginning; thence continue South 88 degrees 13 minutes East 165.13 feet to a point; thence run South 01 degrees 24 minutes 13 seconds West 1338.19 feet to a point; thence run North 87 degrees 28 minutes West 166.78 feet to a point; thence run North 01 degrees 28 minutes 25 seconds East 1336.0 feet to the point of beginning.

AND

Part of the NW1/4 of the SE1/4, Section 23, Township 2 North, Range 15 West, in Pulaski County, Arkansas, more particularly described as follows: Beginning at the Northeast corner of the W1/2 NW1/4 SE1/4, Section 23; thence run South 01 degrees 20 minutes West 1340.37 feet to a point; thence run North 87 degrees 28 minutes West 166.78 feet to a point; thence run North 01 degrees 24 minutes 13 seconds East 1338.19 feet to a point; thence run South 88 degrees 13 minutes East 165.13 feet to the point of beginning.

SURVEY LEGAL:

A part of the West Half of the NW1/4 of the SE1/4 of Section 23, T-2-N, R-15-W, in Pulaski County, Arkansas, and being more particularly described as beginning at the NE corner of the West Half of the NW1/4 of the SE1/4; thence S 01° 20' 00" W, a distance of 1340.37 feet to the SE corner of the West Half of the NW1/4 of the SE1/4; thence N 87° 28' 00" W, along the South line of the NW1/4 of the SE1/4, a distance of 333.56 feet; thence N 01° 28' 25" E, a distance of 1336.00

