

IN THE CIRCUIT
COURT OF PULASKI
COUNTY, ARKANSAS

**NATIONSTAR MORTGAGE LLC, D/B/A MR. COOPER
PLAINTIFF**

V.

**FEDERAL NATIONAL MORTGAGE ASSOCIATION;
RONALD CUNNINGHAM;
WILLIE MAE CUNNINGHAM;
RONALD E. CUNNINGHAM; AND
RONALD CUNNINGHAM, ADMINISTRATOR OF THE
ESTATE
OF WILLIE MAE CUNNINGHAM, DECEASED
DEFENDANTS**

CASE NO.: 60CV-19-8917

**FEDERAL NATIONAL MORTGAGE ASSOCIATION
COUNTER-PLAINTIFF**

V.

**NATIONSTAR MORTGAGE, D/B/A MR. COOPER
COUNTER-DEFENDANT**

**NOTICE OF
COMMISSIONERS SALE**

**FEDERAL NATIONAL MORTGAGE ASSOCIATION
THIRD-PARTY PLAINTIFF**

V.

**RONALD CUNNINGHAM;
WILLIE MAE CUNNINGHAM; AND
RONALD E. CUNNINGHAM
THIRD PARTY-DEFENDANTS**

Notice is hereby given that I, Terri Hollingsworth, Commissioner will on September 5, 2024 at 12:00 p.m. at the Pulaski County Courthouse, 401 W. Markham St, Little Rock Arkansas, offer for sale

THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 3 NORTH, RANGE 11 WEST, PULASKI, ARKANSAS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 01°06'47" EAST ALONG THE WEST LINE THEREOF A DISTANCE OF 334.73 FEET; THENCE SOUTH 87°11'34" EAST LEAVING SAID WEST LINE A DISTANCE OF 336.83 FEET; THENCE SOUTH 87°08'59" EAST A DISTANCE OF 314.82 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 01°15'56" EAST ALONG THE EAST LINE THEREOF A DISTANCE OF 550.28 FEET TO THE POINT OF BEGINNING; THENCE NORTH 87°08'37" WEST LEAVING SAID EAST LINE A DISTANCE OF 157.92 FEET; THENCE NORTH 01°15'36" EAST A DISTANCE OF 251.85 FEET TO A POINT ON THE CENTERLINE OF NORTHVIEW DRIVE; THENCE NORTH 75°46'37" EAST ALONG SAID CENTERLINE A DISTANCE OF 163.83 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER IF THE SOUTHWEST QUARTER; THENCE SOUTH 01°15'56" WEST ALONG SAID EAST LINE A DISTANCE OF 299.99 FEET TO THE POINT OF BEGINNING. CONTAINING 1.00 ACRES, MORE OR LESS.

SUBJECT TO AND TOGETHER WITH A 35' EASEMENT FOR USE AS INGRESS AND EGRESS AND UTILITIES, DESCRIBED AS FOLLOWS:

THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 3 NORTH, RANGE 11 WEST, PULASKI COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 01°06'47" EAST ALONG THE WEST LINE THEREOF A DISTANCE OF 334.73 FEET; THENCE SOUTH 87°11'34" EAST LEAVING SAID WEST LINE A DISTANCE OF 336.83 FEET; THENCE NORTH 01°15'43" EAST A DISTANCE OF 277.00 FEET; THENCE SOUTH 87°08'59" EAST A DISTANCE OF 279.84 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01°15'51" EAST A DISTANCE OF 562.60 FEET TO A POINT ON THE CENTERLINE OF NORTHVIEW DRIVE; THENCE NORTH 75°46'37" EAST ALONG SAID CENTERLINE A DISTANCE OF 36.32 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 01°15'56" WEST ALONG THE EAST LINE THEREOF A DISTANCE OF 573.26 FEET;

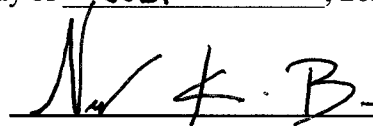
THENCE NORTH 87°08'59" WEST LEAVING SAID EAST LINE A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.46 ACRES, MORE OR LESS.

AND SUBJECT TO THE RIGHT OF WAY OF NORTHVIEW DRIVE

("Tract 1")

The purchaser will be required to give bond with good security for payment of the purchase price, the security to be approved by me, together with interest from the date of sale at the rate of 10% per annum until paid, and a lien will be retained on the premises sold to secure the payment of said purchase money bid.

GIVEN under my hand this 24TH day of JULY, 2024.


Asst. Ct. Admin.
Terri Hollingsworth, Commissioner

BUCK C. GIBSON, P.A.
Attorney for Plaintiff
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Searcy, AR 72143
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