

IN THE CIRCUIT COURT OF PULASKI COUNTY, ARKANSAS

MORTGAGE CLEARING CORPORATION

PLAINTIFF

V.

CASE NO. 60CV-16-7016

BRIAN CASH AND TAYLOR CASH,  
HUSBAND AND WIFE

DEFENDANTS

NOTICE OF COMMISSIONER'S SALE

NOTICE IS HEREBY GIVEN that, pursuant to the authority and directions contained in the Order Granting Default Judgment Foreclosure Decree (hereinafter referred to as the "Foreclosure Decree") of the Circuit Court of Pulaski County, Arkansas, entered on May 1, 2017, in Case No. 60CV-16-7016, then pending between the above-named parties, the undersigned, as Commissioner of the Circuit Court of Pulaski County, Arkansas, will offer at auction, for sale to the highest bidder, at the Pulaski County Courthouse located at 401 W. Markham Street, Little Rock, Arkansas 72201, within the hours prescribed by law for judicial sales, at 12:00 p.m., on September 7, 2023, the following described real property and any and all improvements, fixtures, and furnishings located thereon:

Part of the East  $\frac{1}{2}$  SW  $\frac{1}{4}$ , Section 34, Township 1 South, Range 12 West, Pulaski County, Arkansas, more particularly described as follows: Starting at the Southeast corner of the NE  $\frac{1}{4}$  SE  $\frac{1}{4}$  SW  $\frac{1}{4}$  of said Section 34; thence South 87 degrees 41 minutes West along the South line thereof a distance of 230.0 feet; thence North parallel to the East line of said NE  $\frac{1}{4}$  SE  $\frac{1}{4}$  SW  $\frac{1}{4}$  for 557.0 feet to the point of beginning; thence South 87 degrees 43 minutes West 120.0 feet; thence North 0 degrees 05 minutes East 210.0 feet; thence North 87 degrees 43 minutes East 100.0 feet; thence North 0 degrees 05 minutes East 185.8 feet to the South line of Bingham Road (50 foot right of way as occupied); thence North 80 degrees 52


minutes East along said South line for 20.2 feet; thence South 0 degrees 05 minutes West for 398.3 feet to the point of beginning.

(Commonly referred to as 18200 Thomas Trail, Little Rock, Arkansas, 72206).

**TERMS OF SALE**

For cash or upon credit of three (3) months, provided that if the sale is upon credit, the purchaser shall be required to execute a bond as required by law and the Foreclosure Decree, with approved security, bearing interest at the highest rate allowable by law per annum from date of sale until paid, and a lien shall be retained upon the above-described property to secure payment of the purchase price; provided further, however, that if Plaintiff Mortgage Clearing Corporation is the highest bidder at the time of the foreclosure sale, Plaintiff may pay the purchase price by credit given upon the judgment granted to Plaintiff pursuant to the Foreclosure Decree, except as to the costs of the foreclosure sale.

**DATED** this 11<sup>th</sup> day of August, 2023.

  
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Circuit Clerk

**Prepared By:**



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