IN THE CIRCUIT COURT OF PULASKI COUNTY, ARKANSAS, 3RD DIVISION

SIMMONS BANK, PLAINTIFF

VS.

CASE NO. 60CV-24-11733

UNKNOWN HEIRS OR DEVISEES OF MARY L. LAUFFER, DECEASED; UNKNOWN OCCUPANTS OF 1711 NELSON ROAD, LITTLE ROCK, ARKANSAS 72206; UNKNOWN TRUSTEE OF THE MARY LAUFFER LIVING TRUST DATED MARCH 15, 2019; CHRISTOPHER C. DONAHUE; TAMMY L. HAGGARD; SHIRLEY STONE; AND SANDRA BROWN, DEFENDANTS

NOTICE OF COMMISSIONER'S SALE

NOTICE IS HEREBY GIVEN, that on the 7th day of January, 2027, at 12:00 p.m., pursuant to the authority contained in the Judgment and Decree of Foreclosure of this Court dated and filed May 12, 2025, (the "Judgment & Decree") in Case No. 60CV-24-11733, the undersigned Commissioner appointed by the Court will offer for sale at public auction the following described property more commonly known as 1711 Nelson Road, Little Rock, Arkansas 72206, and being more specifically described as follows:

A part of Tract 1, Olympia Addition to Pulaski County, Arkansas, described as follows: Commencing at the Southeast corner of said Tract 1, thence run North 235.55 feet to the point of beginning; then run West 208.7 feet; then run North 200 feet; thence run East 208.7 feet; thence run South 200 feet to the point of beginning. Together with an easement for maintenance and use of a water well located thereon, described as follows: Begin 100 feet East of the Southwest corner of the above described property; thence East 10 feet; thence South 41 feet; thence West 10 feet; thence North 41 feet to the point of beginning; AND an easement for road purposes beginning at the Southeast corner of subject property, thence running South 277 feet to Nelson Road; thence West 10 feet; thence North 277 feet; thence East 10 feet to the point of beginning.

(the "Property").

The above-described Property shall be sold, in the foyer of the Pulaski County Courthouse, 401 W. Markham Street in the City of Little Rock, Pulaski County, Arkansas, where judicial foreclosure sales are regularly conducted at the date and time stated above. The terms of the foreclosure sale shall be for cash due to be paid by close of business on the day of sale or on credit, with interest, of not less than three (3) months nor more than six (6) months or on installments equivalent to no more than four (4) months' credit on the whole, and Simmons Bank, or its assignee, shall have the right to credit bid up to the full amount of the judgment, interest, costs, and attorneys' fees. In all sales on credit, except as to Simmons Bank or its assignee, the purchaser shall execute a bond, with good surety, to be approved by the person making the sale and by Simmons Bank, and the bond shall have the force of a judgment.

The sale shall be a sale to the highest bidder(s), as set forth above, with prompt performance due. If on the date of sale prompt performance is not made, Simmons Bank shall be entitled, but not required, to enforce performance or to take the second highest bid(s) (and so on until the Property is sold to a bidder) and all rights of Simmons Bank as to any non-performing bidders are reserved.

Upon confirmation of the sale herein ordered, the Pulaski County Commissioner will execute and deliver to the purchaser a Commissioner's Deed conveying all right, title and interest in and to the Property.

You are invited to review the entire Judgment & Decree in the Pulaski County Circuit Court records in this case on file with the Clerk of the Court or by obtaining a copy from the undersigned counsel upon written request.

Any announcement made by Commissioner at the time of sale takes precedence over this Notice.

/s/ Amber Watson
COMMISSIONER

Submitted by:

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