ELECTRONICALLY FILED
Pulaski County Circuit Court
Terri Hollingsworth, Circuit/County Clerk
2026-Nov-09 15:47:08
60CV-25-2216
C06D06 : 4 Pages

COMMISSIONER OF CIRCUIT COURT
PULASKI COUNTY, ARKANSAS

IN THE CIRCUIT COURT OF PULASKI COUNTY, ARKANSAS
6th DIVISION

CENTENNIAL BANK **PLAINTIFF**

VS. **NO. 60CV-25-2216**

ARTHONIA WALKER; LINDA F. WALKER; ARKANSAS DEPARTMENT OF FINANCE & ADMINISTRATION; AND TRUIST BANK f/k/a BRANCH BANKING AND TRUST COMPANY **DEFENDANTS**

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 May 21, 2025 in cause No. 60CV-25-2216 between Centennial Bank, plaintiff, and Arthonia Walker, 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 3rd day of December, 2026, the real property situated in Pulaski County, Arkansas commonly known as 7001 Faulkner Lake Road, North Little Rock, AR 72117-8019 and more particularly described as:

As surveyed:

Part of the Southwest Quarter of Section 34 and Part of the Southeast Quarter of Section 33, Township 2 North, Range 11 West, Pulaski County, Arkansas and being more particularly described as follows: Commencing at a found rebar, said point

being at the Southwest corner of Section 34; thence along the West line of said Section 34, N 2°06'17" E a distance of 749.47 feet to a found pipe, said point being at the point of beginning; thence leaving said West line, S 55°00'44" W a distance of 623.02 feet to a found rebar, said point being on the Northerly right of way line of Faulkner Lake Road; thence along said right of way line, N 74°20'44" W a distance of 38.44 feet to a point; thence leaving said right of way line, N 23°55'19"E a distance of 134.91 feet to a point; thence N 47°31'39" E a distance of 223.35 feet to a point; thence N 52°08'54" E a distance of 424.12 feet to a point, said point being the West line of said Section 34; thence N 2°06'17" E a distance of 379.14 feet to a found rebar, said point being at the Northwest corner of the Southwest Quarter of the Southwest Quarter of Section 34; thence along the North line of said Southwest Quarter of the Southwest Quarter, S 88°55'42" E a distance of 1117.92 feet to a found rebar; thence leaving said North line, S 49°24'06" W a distance of 627.76 feet to a found pipe; thence S 49°55'39" W a distance of 135.01 feet to a found pipe; thence S 59°42'40" W a distance of 154.79 feet to a found rebar; thence N 34°53'00" W a distance of 293.41 feet to a found rebar; thence S 53°12'48" W a distance of 335.23 feet to the point of beginning.

As Deeded:

Tract 1

Part of the SW¼ of the SW¼ of Section 34, Township 2 North, Range 11 West in Pulaski County, Arkansas, described as follows: Begin at a point 455.7 feet North of the Southwest corner of said Section 34, run thence North 53 degrees 17 minutes East 709.6 feet; thence North 40 degrees 4 minutes East 134.2 feet; thence North 47 degrees 28 minutes East 627.5 feet to the North line of said SW¼ SW¼; thence West along the North line of SW¼ SW¼, 1110.0 feet to the Northwest corner of said SW¼ SW¼; thence South 864.3 feet to the point of beginning.

TOGETHER WITH an Easement for ingress and egress over and across the following described land: Commence at the Southwest corner of said SW¼ SW¼, thence North along the West line of said SW¼ SW¼, 455.7 feet to the point of beginning; thence North 53 degrees 17 minutes East to a point 10 feet East of the West line of said SW¼ SW¼; thence South 118.5 feet to the North right-of-way line of Faulkner Lake Road; thence Northwesterly along said North right-of-way line to the West line of said SW¼ SW¼; thence North along the West line of said SW¼ SW¼, 111.1 feet, more or less, to the point of beginning.

LESS AND EXCEPT THE FOLLOWING: Part of the SW¼ of the SW¼ of Section 34, Township 2 North, Range 11 West in Pulaski County, Arkansas more particularly described as: Starting at the Northwest corner of said SW¼ SW¼ of Section 34, thence South 00 degrees 01 minutes 03 seconds West along the West line of said SW¼ SW¼ for 564/86 feet to a 1 inch iron pin at the point of beginning; thence North 53 degrees 07 minutes 23 seconds East for 335.17 feet; thence South 36 degrees 52 minutes 37 seconds East for 293.46 feet to a point; thence South 53

degrees 07 minutes 27 seconds West for 555.46 feet to a point on the West line of said SW¼ SW¼; thence North 00 degrees 01 minutes 03 seconds East along the said West line for 366.94 feet to the point of beginning. TOGETHER WITH an Easement for ingress and egress 10 feet in width, 5 feet each side of an existing driveway located in the SE¼ SE¼ of Section 33, thence South 00 degrees 01 minutes 03 seconds West along the East line of said SE¼ SE¼, 923.36 feet to the point of beginning of the easement herein described; thence South 50 degrees 37 minutes 04 seconds West 26.27 feet; thence South 01 degrees 45 minutes 41 seconds West 97.46 feet to a point on the North right-of-way line of Lynch Road (Faulkner Lake Road) and the termination of the easement herein described.

Tract 2

Part of the Southeast Quarter of Section 33, Township 2 North, Ranged 11 West, Pulaski County, Arkansas, more particularly described as follows: Commencing at a found½" rebar accepted as the SE corner of said Section 33, and run thence running N 02°06'45" E along East line there 794.53 feet to a 2" pipe and the point of beginning; thence continue N 02°06'45" E along said East line 37.63 feet; thence S 54°59'15" W 670.42 feet to the North right of way line of Faulkner Lake Rd; thence S 74°18'37" E along said right of way 38.77 feet to a½" rebar; thence N 54°59'15" E 622.98 feet to the point or beginning.

Tract 3

A part of the Southeast Quarter of Section 33, Township 2 North, Range 11 West, Pulaski County, Arkansas more particularly described as follows: Commencing at a found½" rebar accepted as the SW corner of Section 34, and run thence N 02°06'45" E along the West line thereof 781.16 feet to the point of beginning; thence S 54°59'15" W 670.25 feet to the right of way of Faulkner Lake Road; thence N 23°55'47" E leaving said right of way 135.09 feet; thence N 47°32'07" E 223.35 feet; thence N 52°09'22" E 424.12 feet to the West line of said SW¼ thence S 02°06'45" W 150.02 feet along said West line to the point of beginning.

Less and Except: Part of the Southeast Quarter of Section 33, Township 2 North, Ranged 11 West, Pulaski County, Arkansas, more particularly described as follows: Commencing at a found½" rebar accepted as the SE corner of said Section 33, and run thence running N 02°06'45" E along East line there 794.53 feet to a 2" pipe and the point of beginning; thence continue N 02°06'45" E along said East line 37.63 feet; thence S 54°59'15" W 670.42 feet to the North right of way line of Faulkner Lake Rd; thence S 74°18'37" E along said right of way 38.77 feet to a½" rebar; thence N 54°59'15" E 622.98 feet to the point or beginning.

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 subject to all stipulations in the Decretal Order filed of record on May 21, 2025. 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 9th day of November 2026.

COMMISSIONER IN CIRCUIT COURT

By: _____

Prepared by:
Hankins Law Firm, P.A.
1515 East Kiehl Avenue
Sherwood, AR 72120
(501) 833-0168
vhankins@hankinslawfirm.net
Solicitors for Plaintiff
Centennial Bank