



**IN THE CIRCUIT COURT OF PULASKI COUNTY, ARKANSAS
CIVIL DIVISION**

CADENCE BANK

PLAINTIFF

v.

CASE NO.: 60CV-25-695

**SCOTT P. TUDOR and
MELANIE D. TUDOR**

DEFENDANTS

NOTICE OF COMMISSIONER'S SALE

NOTICE IS HEREBY GIVEN, pursuant to the authority in the decretal order of the Circuit Court of Pulaski County, Arkansas, entered on June 2, 2026, in case number 60CV-25-695, styled as set forth above, the undersigned, as Commissioner of the Court, will offer for sale at public auction to the highest bidder inside the main entrance of the Pulaski County Courthouse, 401 W. Markham Street, Little Rock, Arkansas 72201, on August 27, 2026, at 12:00 p.m., the property located at 13 Monarch Drive, Maumelle, Arkansas 72113, more particularly described as follows:

LOT 33, KINGSPARK ADDITION TO THE CITY OF MAUMELLE, PULASKI COUNTY, ARKANSAS (the "Property").

TERMS OF SALE: On a credit of ninety (90) days, the purchaser being required to execute a bond with commercial corporate surety, bearing interest at the rate of ten percent (10.0%) *per annum* from the date of sale until paid, and a lien being retained on the Property so to secure payment of the purchase money; provided, however, that if the plaintiff or its successors or assigns becomes the purchaser at such sale for an amount not in excess of the judgment, interest, and costs herein, in lieu of giving bond, the plaintiff may credit the amount of its bid, less the cost of the proceedings, including the Commissioner's fee, on the judgment rendered in the above-referenced

case at the time of confirmation of such sale, which credit shall be an extinguishment of the judgment with respect to the Property to the extent of such credit.

This sale is made subject to any and all stipulations in the decretal order filed of record on June 2, 2026, including the stipulation that Nationstar Mortgage LLC d/b/a Mr. Cooper shall retain a first priority lien on the Property after the sale contemplated herein. The Commissioner does not warrant title, boundary lines, taxes, and/or improvements, if any, on the Property.

Given under my hand this 20^m day of July, 2026.



COMMISSIONER

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