

COMMISSIONER'S SALE NOTICE

NOTICE IS HEREBY GIVEN that pursuant to the authority and directions contained in the decretal order of the Circuit Court of Pulaski County, Arkansas, made and entered on April 3, 2025, in a Case No. 60CV-23-9805 pending between U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR ICW MAT TRUST, Plaintiff, and JOSHUA SIMONEAUX, et.al, Defendant(s), the undersigned, as Commissioner of said Court, will offer for sale at public venue to the highest bidder, at the Pulaski County Courthouse, in which said Court is held, within the hours prescribed by law for judicial sales, on July 3, 2025 at 12:00 pm, the following described real estate, situated in PULASKI County, Arkansas:


LOT 9, WHITE OAK HEIGHTS, NOW IN THE CITY OF SHERWOOD, PULASKI COUNTY, ARKANSAS, AND BEING SHOWN ON PLAT RECORDED IN PLAT BOOK 17, PAGE 94, RECORDS OF PULASKI COUNTY, ARKANSAS.

The property is more commonly known as 8100 N Claremont Avenue, Sherwood, AR 72120.

TERMS OF SALE: On a credit of three months, provided the purchaser shall execute a commercial corporate surety bond as required by law and the order and decree of said Court in said cause. Purchaser shall pay 10% of the total purchase price on the day of the sale with the remaining balancing bearing interest at a rate of 10% per annum from date of sale until paid, and a lien being retained on the premises sold to secure the payment of the purchase money.

The property will be sold subject to any and all property taxes due and payable. This sale is made subject to any and all stipulations made in the decretal Order filed or record on April 3, 2025. The Commissioner does not warrant title, boundary lines, taxes and or improvements, if any, on this property in PULASKI County, Arkansas.

GIVEN under my hand this 19th day of May, 2025.

 Dawn Williams

By:
Commissioner in Court



Approved by:

/s/Maria Neumann

Maria Neumann
Bar No. 2006278
McCarthy & Holthus, LLP
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