

IN THE CIRCUIT COURT OF PULASKI COUNTY, ARKANSAS  
CIVIL DIVISION

BIG COUNTRY NOTE, LLC  
Substituted as Real Party in Interest for  
FEDERAL HOME LOAN MORTGAGE CORPORATION

PLAINTIFF

vs.

NO. 60CV-23-756

APEX BIG CHATEAU AR LLC, ORON ZARUM,  
AND CARPET TECH INC DBA ARTISENT FLOORS

DEFENDANT

NOTICE OF COMMISSIONER'S SALE

NOTICE IS HEREBY GIVEN that in pursuance of the authority and directions contained in the decree of the Circuit Court of Pulaski County, Arkansas, made and entered on May 2, 2023, in a certain cause (No. 60CV-23-756) then pending between former Plaintiff Federal Home Loan Mortgage Corporation, now substituted as Big County Note, LLC, Plaintiff; and Apex Big Chateau AR LLC, Oron Zarum, and Carpet Tech Inc., DBA Artisent Floors, Defendants, the undersigned, as Commissioner of said Court, will offer for sale at public venue to the highest bidder, at the entrance of the Pulaski County Courthouse, 401 W. Markham Street, Little Rock, Arkansas, in the County of Pulaski, within the hours prescribed by law for judicial sales, on March 14<sup>TH</sup>, 2024 at NOON, the following described real estate, to-wit:

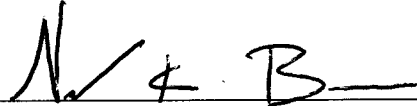
Block 2, Requa's Suburban Park Residential Addition to the City of Little Rock, Pulaski County, Arkansas, according to the Plat recorded in Plat Record Book 2, at Page 91, of the Plat records of Pulaski County, Arkansas.

AND

A part of Block 3, Requa's Suburban Park Residential Addition to the City of Little Rock, Pulaski County, Arkansas, more particularly described as follows: Beginning at the Southeast corner of said Block 3, which point is also situated in the North line of the (old) Hot Springs Highway; thence run North along the boundary line between Blocks 3 and 2, a distance of 725 feet to the Northeast corner of said Block 3; thence run west along the North line of said Block 3 a distance of 36.0 feet to a point; thence run in a Southerly direction 726.4 feet to a point on the South line of said Block 3, which point is in the North line of the (old) Hot Springs Highway and is 37.2 feet west along the North line of said Highway from the point of beginning; thence run East along the South line of said Block 3 on the North line of said Highway, a distance of 37.2 feet to the point of beginning.

TERMS OF SALE: For cash or upon credit of three (3) months, provided that if the sale is upon credit, a good and sufficient surety to secure payment of the purchase price shall be given to the Commissioner, and the purchase price shall bear interest from the date of the sale until paid at the rate of 10% per annum; provided, however, if Plaintiff is the highest bidder at the time of such foreclosure, Plaintiff may pay the purchase price by credit given upon the judgment hereby granted to Plaintiff, except as to the cost of the sale.

Given under my hand this 27<sup>TH</sup> day of FEBRUARY, 2024.

  
Commissioner

Approved by:

/s/Dustin A. Duke

Dustin A. Duke, Ark. Bar 2001242

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FOR PUBLICATION PURPOSES ONLY:

FIRST AND ONLY PUBLICATION DATE: 2/27/24 (no less than 10 days before sale)

