

**IN THE CIRCUIT COURT OF PULASKI COUNTY, ARKANSAS
6TH DIVISION**

SIMMONS BANK

PLAINTIFF

VS.

CASE NO. 60CV-23-2390

**DON A. TILTON, INDIVIDUALLY AND
AS TRUSTEE OF THE DON A. TILTON
REVOCABLE TRUST DATED JANUARY 24, 2002;
ROBERT SRYGLEY and JACK HARTSELL CUSTOM
HOME BUILDERS, INC. a/k/a JACK HARTSELL
CONSTRUCTION CO. a/k/a/ JACK HARTSELL
CONSTRUCTION, INC.**

DEFENDANTS

**JACK HARTSELL CUSTOM HOME BUILDERS, INC.
A/K/A JACK HARTSELL CONSTRUCTION CO.
A/K/A JACK HARTSELL CONSTRUCTION, INC. COUNTER-CLAIMANT**

VS.

SIMMONS BANK

COUNTER-DEFENDANT

**JACK HARTSELL CUSTOM HOME BUILDERS, INC.
A/K/A JACK HARTSELL CONSTRUCTION CO.
A/K/A JACK HARTSELL CONSTRUCTION, INC. CROSS-CLAIMANT**

VS.

**DON A. TILTON, INDIVIDUALLY AND
AS TRUSTEE OF THE DON A. TILTON
REVOCABLE TRUST DATED JANUARY 24, 2002
AND ROBERT SRYGLEY CROSS-DEFENDANTS**

NOTICE OF COMMISSIONER'S SALE

NOTICE IS HEREBY GIVEN, that on the 14th day of August, 2025, at
12:00 p.m., pursuant to the authority contained in the Judgment and Decree of
Foreclosure of this Court dated and filed July 22, 2025, (the "Judgment & Decree")

in Case No. 60CV-23-2390, the undersigned Commissioner appointed by the Court will offer for sale at public auction the following described property more commonly known as 106 Viticole Pl., Little Rock, Arkansas 72223, and being more specifically described as follows:

Lot 17, Block 83, Chenal Valley, an Addition to the City of Little Rock, Pulaski County, Arkansas

(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, 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 (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.

COMMISSIONER

Submitted by:

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Attorneys for Simmons Bank



Case Title: SIMMONS BANK V DON A. TILTON ET AL

Case Number: 60CV-23-2390

Type: COMMISSIONERS SALE NOTICE

So Ordered

A handwritten signature in blue ink, reading "Amber Watson", is written over a horizontal line.

