

IN THE CIRCUIT COURT OF PULASKI COUNTY, ARKANSAS
4th DIVISION

SOUTHERN BANCORP CAPITAL PARTNERS

PLAINTIFF

vs.

CASE NO. 60CV-23-7796

R.R. PHILLIPS HOLDINGS L.L.C.
and CHRISTOPHER PHILLIPS

DEFENDANTS

NOTICE OF COMMISSIONER'S SALE

NOTICE IS HEREBY GIVEN, that on the 8th day of August, 2024, at 12:00 p.m., pursuant to the authority contained in the Judgment and Decree of Foreclosure of this Court dated and filed June 28, 2024, (the "Judgment & Decree") in Case No. 60CV-23-7796, the undersigned Commissioner appointed by the Court will offer for sale at public auction the following described property, together with any improvements thereon, situated in Pulaski County, Arkansas, to-wit: Lot 6 & 7 at West Hill Court, North Little Rock, Arkansas 72118, more specifically described as follows:

LOTS 6 & 7, BLOCK 3, PARK HILL WEST ADDITION TO THE CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORDED AS PLAT NO. C-183 AND C-785, RECORDS OF PULASKI COUNTY, ARKANSAS.

(the "Property").

The above-described Property shall be sold in the foyer of the Pulaski County Courthouse, 401 West 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 Southern Bancorp Capital Partners ("Southern"), 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 Southern or its assignee, the purchaser shall execute a bond, with good surety, to be approved by the person making the sale and by Southern, and the bond shall have the force of a judgment

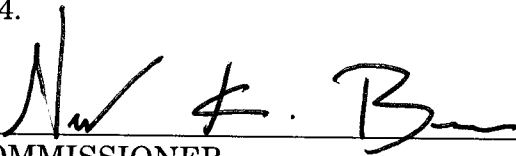
The sale shall be a sale to the highest bidder(s), as set forth above, with prompt performance due. If on the date of sale prompt performance is not made, Southern shall be entitled, but not required, to enforce performance or to take the second highest bid(s) (and so on until the Property is sold to a bidder) and all rights of Southern 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.

DATED this 5TH day of July, 2024.



COMMISSIONER

Submitted by:

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