

**IN THE CIRCUIT COURT OF PULASKI COUNTY, ARKANSAS
11th DIVISION**

ARKANSAS FEDERAL CREDIT UNION

PLAINTIFF

VS.

NO. 60CV-24-2941

**PHALAEOPSIS PROPERTES LLC;
ASHLEY ANN'S EVENT PLANNING
SERVICE LLC; ASHLEY ANN JONES;
AND DOUGLAS JOYCE ENTERPRISES,
LLC**

DEFENDANTS

NOTICE OF COMMISSIONER'S SALE

NOTICE IS HEREBY GIVEN, that pursuant to the authority and directions contained in the Order, Judgment and Decree of Foreclosure of the Circuit Court of Pulaski County, entered on June 25, 2024 in cause No. 60CV-24-2941 between Arkansas Federal Credit Union, plaintiff, and Phalaenopsis Properties, LLC, et al., defendants, the undersigned, as Commissioner of such Court, will offer for public sale to the highest bidder at the Main Entrance of the County Courthouse, 401 West Markham, in which said Court is held, in the County of Pulaski, City of Little Rock, Arkansas, within the hours prescribed by law for judicial sales at 12:00 p.m. on Thursday, the 15th day of August, 2024, the real property commonly known as 13908 Ridge Point Lane, Roland, AR 72135 and more specifically described as follows:

LOT 4A, BLOCK 1, WATERVIEW ESTATES, AN ADDITION TO PULASKI COUNTY, ARKANSAS

TERMS OF SALE: The foregoing property will be sold on a credit of three (3) months, the purchaser being required to pay ten percent (10%) of the purchase price at the time of sale,

which is not refundable, and give a bond to be approved by the Commissioner and the order of the Court, bearing interest at the maximum lawful rate per annum from date of sale until paid, and a lien being retained on the property sold to secure the payment of the purchase money.

The property is being sold subject to all unpaid real estate and other applicable taxes, all of which shall become the responsibility of the buyer. This sale is subject to any and all stipulations in the Decretal Order filed of record on June 25, 2024. The Commissioner does not warrant title, boundary lines, taxes, liens, and/or improvements if any, or solid waste delinquent payments on the properties.

Given under my hand this 16TH day of JULY, 2024.

COMMISSIONER IN CIRCUIT COURT

By: N. A. B.

Prepared by:
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