

**IN THE CIRCUIT COURT OF PULASKI COUNTY, ARKANSAS
CIVIL DIVISION**

FIRST BANK

PLAINTIFF

v.

CASE NO.: 60CV-24-5939

**SAI LODGING, INC.; RAJENDRAKUMAR
PATEL; ROSHNI PATEL; UNITED STATES
OF AMERICA ACTING THROUGH THE
INTERNAL REVENUE SERVICE; and
CHARISSE CHILDERS, DIRECTOR OF
DIVISION OF WORKFORCE SERVICES
OF THE STATE OF ARKANSAS**

DEFENDANTS

NOTICE OF COMMISSIONER'S SALE

NOTICE IS HEREBY GIVEN, pursuant to the authority in the decretal order of the Circuit Court of Pulaski County, Arkansas, entered on October 15, 2024, in case number 60CV-24-5939, styled as set forth above, the undersigned, as Commissioner of the Court, will offer for sale at public auction to the highest bidder inside the main entrance of the Pulaski County Courthouse, 401 W. Markham Street, Little Rock, Arkansas 72201, on December 19, 2024, at 12:00 p.m., the following described real property situated in Pulaski County, Arkansas:

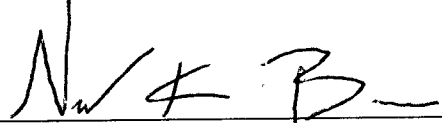
**Lot 7, Strawn's Addition, City of North Little Rock, Pulaski County, Arkansas,
and being shown on plat recorded in Plat Book/Page F-257, Records of Pulaski
County, Arkansas (the "Property").**

TERMS OF SALE: On a credit of ninety (90) days, the purchaser being required to execute a bond as required by law, with approved security, bearing interest at the rate of ten percent (10.0%) *per annum* from the date of sale until paid, and a lien being retained on the Property so to secure payment of the purchase money; provided, however, that if the plaintiff or its successors or assigns becomes the purchaser at such sale for an amount not in excess of the judgment, interest, and costs

herein, in lieu of giving bond, the plaintiff may credit the amount of its bid, less the cost of the proceedings, including the Commissioner's fee, on the judgment rendered in the above-referenced case at the time of confirmation of such sale, which credit shall be an extinguishment of the judgment with respect to the Property to the extent of such credit.

This sale is made subject to any and all stipulations in the decretal order filed of record on October 15, 2024. The Commissioner does not warrant title, boundary lines, taxes, and/or improvements, if any, on the Property.

Given under my hand this 2nd day of December, 2024.



COMMISSIONER

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