

IN THE CIRCUIT COURT OF PULASKI COUNTY, ARKANSAS  
CIVIL DIVISION

PENDER ABL I OW, LLC

PLAINTIFF

v.

CASE NO. 60CV-24-8243

TMF NORMANDY HOLDINGS, LLC

DEFENDANT

**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 December 30, 2024, in case number 60CV-24-8243, styled as set forth above, the undersigned, as Commissioner of the Court, will offer for sale, at public auction to the highest bidder, at the Pulaski County Courthouse, 401 West Markham Street, Little Rock, Arkansas 72201, on February 13, 2025 at 12:00 p.m., the following described real property situated in Pulaski County, Arkansas:

**Parcel A:**

**Lots 7, 8, 9, 10, 11, the West 40 feet of Lot 12 and the South 6.25 feet of the alley adjacent to Lots 10, 11, and 12, all in Block 1, Ratterree's Forest Park Highlands Addition to the City of Little Rock, Pulaski County, Arkansas.**

**And Parcel B:**

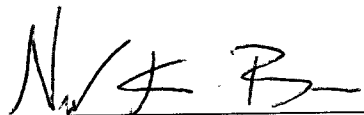
**Lots 1, 4, 5, 6, 7, 8 part of Lot 9 and the alley adjacent to Lots 4, 5, 6, 7, 8 and 9, all in Block 2 Ratterree's Forest Park Highlands Addition to the City of Little Rock, and part of the Southwest ¼ of the Northeast ¼ of the Northwest ¼ of Section 36, Township 2 North, Range 13 West, Pulaski County, Arkansas, being more particularly described as follows: Beginning at the Northwest corner of said Block 2; thence South 89 degrees 44 minutes 13 seconds East 289.90 feet to the Northeast corner of said Block 2; thence South 00 degrees 48 minutes 50 seconds East along the West right of way line of Bryant Street 172.22 feet; thence South 89 degrees 15 minutes 08 seconds West 139.99 feet; thence continuing South 89 degrees 15 minutes 08 seconds West 16.00 feet; thence South 00 degrees 48 minutes 50 seconds East 118.30 feet to the South line of said Block 2; thence North 89 degrees 24 minutes 33 seconds West 134.02 feet to the Southwest corner of said Block 2, thence North 00 degrees 47 minutes 30 seconds West 292.50 feet to the point of beginning.**

**Commonly known as 7111 Indiana Avenue, Little Rock, Arkansas.**

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 herein rendered 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. The Property shall be subject to all real property taxes due and payable.

This sale is made subject to any and all stipulations made in the decretal order filed of record on the 30<sup>th</sup> day of December, 2024. The Commissioner does not warrant title, boundary lines, taxes and/or improvements, if any, on the Property.

Given under my hand this 15<sup>th</sup> day of January, 2025.

  
Ass't. Ct. Admin.  
COMMISSIONER

Geoffrey B. Treece, Esq.  
QUATTLEBAUM, GROOMS & TULL PLLC  
111 Center Street, Suite 1900  
Little Rock, Arkansas 72201  
Telephone: (501) 379-1735  
Facsimile: (501) 379-1701  
Email: [gtreece@ggtlaw.com](mailto:gtreece@ggtlaw.com)

*Attorneys for FNBC Bank*

