

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

**ALAN D. WINKLER AND
TERRI L. WINKLER**

PLAINTIFF

vs.

CASE NO. 60CV-22-3489

**MICHAEL SLUDER and
KYLIE SLUDER**

DEFENDANTS

NOTICE OF COMMISSIONER'S SALE

NOTICE IS HEREBY GIVEN, that pursuant to the authority and directions contained in the decretal order of the Circuit Court of Pulaski County, Arkansas, entered on March 27, 2023, in Case No. 60CV-22-3489, then pending therein between Alan D. Winkler and Terri L. Winkler, Plaintiffs, and Michael Sluder and Kylie Sluder, Defendants, the undersigned, as Commissioner of said Court, will offer for sale at public venue to the highest bidder, at 401 W. Markham Street, Suite 100, Little Rock, Arkansas, within the hours prescribed by law for judicial sales, on the 27th day of April, 2023 at 12:00 p.m., the following described real estate, to-wit:

**LOT TWENTY-EIGHT (28) OF MEADOWCLIFF ADDITION TO THE CITY
OF LITTLE ROCK, PULASKI COUNTY, ARKANSAS.**

TERMS OF SALE: Such sale will be at public auction to the highest bidder for cash or upon credit of three (3) months, provided that if the sale is upon credit, ten percent (10%) of the purchase price, non-refundable, shall be given to the Commissioner on the date of sale, and the balance of the purchase price shall bear interest from the date of the sale until paid at the highest rate allowed by law; provided, however, that if the Plaintiffs are the highest bidder at the time of such foreclosure, Plaintiffs may pay the purchase price by credit given upon the judgment granted Plaintiffs, except as to the cost of sale. The above-described real property will be sold "as is" with no representations or warranties of any kind.

All interested parties should comply with COVID-19 Social Distancing Recommendations in place at the time of the sale.

The sale is made subject to any and all stipulations made in the Decretal Order filed of record on the 27th day of March, 2023. The Commissioner does not warrant title, boundary lines, taxes and or improvements, if any, on this property or properties in Pulaski County, Arkansas.

GIVEN under my hand this 6th day of April, 2023.

TERRI HOLLINGSWORTH,
Commissioner

By: N. K. Barnes

Printed Name Nicholas Barnes

Title: Assistant Court Admin.

NEWSPAPER..... ARKANSAS DEMOCRAT GAZETTE
PUBLISH ONCE.....AT LEAST TEN (10) DAYS PRIOR TO DATE OF SALE

BILL ATTORNEY:

Branch T. Fields

Lax, Vaughan, Fortson, Rowe & Threet, P.A.

Cantrell West Building

11300 Cantrell Road, Suite 201

Little Rock, Arkansas 72212

