

IN THE CIRCUIT COURT OF PULASKI COUNTY, ARKANSAS
12th DIVISION

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION,
AS TRUSTEE FOR VELOCITY COMMERCIAL
CAPITAL LOAN TRUST 2022-4

PLAINTIFF

VS. CASE NO. 60CV-24-2487

CYPRESS CREEK REALTORS U.S., LLC
ERROL B. MITCHELL, and OCCUPANT(S)
OF 3301 CENTER STREET, LITTLE ROCK, AR
72206-3133, and OCCUPANT(S) OF 3205 CENTER STREET,
LITTLE ROCK, AR 72206-3186

DEFENDANTS

AMENDED NOTICE OF COMMISSIONER'S SALE

NOTICE IS HEREBY GIVEN, that pursuant to the authority, directions and stipulations made in the decretal order of the Circuit Court of Pulaski County entered on April 8, 2025, in Case No. 60CV-24-2487, and recorded in the Pulaski County Real Estate Records, the undersigned, as Commissioner of said Court, will offer for sale at public venue to the highest bidder, at the Pulaski County Courthouse at **12:00 P.M., on Thursday, August 21, 2025**, the following described, two tracts of land, to-wit: (i) the real property having the address of **3301 Center Street Little Rock, AR 72206-3133**, and (ii) the real property having the address of **3205 Center Street, Little Rock, AR 72206-3186**. These tracts of land are situated in the State of Arkansas, County of Pulaski and are more particularly described as:

TRACT 1:

Lot 6 and 7 and the North 50 feet of Lot 2 and the West 5 feet of the North 50 feet of Lot 1, Block 1, Morrison Subdivision of A.H. Daugherty's Addition to the City of Little Rock, Pulaski County, Arkansas, and being shown on Plat recorded in Plat Book 1, Page 139, records of Pulaski County, Arkansas.

TRACT 2:

Lot 42, Meadowbrook Addition to the City of Little Rock, Pulaski County, Arkansas, and being shown on Plat recorded in Plat Book 4, Page 114, records of Pulaski County, Arkansas.

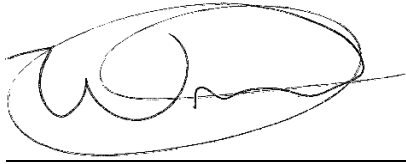
(collectively, the “Properties”).

TERMS OF SALE: The sale of the Properties shall be on a credit of three (3) months, the purchaser being required to execute a bond as required by law and the order and decree of said Court in said case, with surety to be approved by U.S. Bank Trust Company, National Association, as Trustee for Velocity Commercial Capital Loan Trust 2022-4, and by said Commissioner, bearing interest from date of sale until paid, and liens being retained on the Property sold to secure the payment of the purchase money. The Commissioner does not warrant title, boundary lines, taxes and or improvements, if any, on the Properties.

Given my hand this ____ day of June, 2025.

By: _____
COMMISSIONER

Prepared by:

A handwritten signature in black ink, appearing to read 'W. Ogles', enclosed within a large, loopy oval shape.

William J. Ogles
Arkansas Bar No. 2018108
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*Attorneys for Plaintiff, U.S. Bank Trust
Company, N.A., as Trustee for Velocity
Commercial Capitol Loan Trust 2022-4*



Case Title: US BANK TRUST CO V CYPRESS CREEK REALTORS ETAL

Case Number: 60CV-24-2487

Type: COMMISSIONERS SALE NOTICE

So Ordered

A handwritten signature in blue ink, consisting of a large, stylized 'D' and 'W' followed by a horizontal line.

Dawn A. Williams, Pulaski Circuit Court
Administrator