

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

TIKVA PARTNERS, LLC

PLAINTIFF

VS.

NO. 60CV-24-8971

**NICHOLAS SULLIVAN, ADMINISTRATOR OF THE
ESTATE OF THELMA ISOM; TINA NATIONS;
UNKNOWN HEIRS OF WILLIE
EUGENE BARNES, if any; UNKNOWN HEIRS
OF THELMA ISOM, if any; and THE OCCUPANTS OF
8416 WESTWOOD LANE,
LITTLE ROCK, AR 72204, if any**

DEFENDANTS

NOTICE OF COMMISSIONER'S SALE

NOTICE is given, that pursuant to the authority contained in the decretal order of the Circuit Court of PULASKI County, Arkansas, entered on October 15, 2024, in a certain cause (No. 60CV-24-8971) pending between TIKVA PARTNERS, LLC, Plaintiff, vs. NICHOLAS SULLIVAN, ADMINSTRATOR OF THE ESTATE OF THELMA ISOM, TINA NATIONS, UNKNOWN HEIRS OF WILLIE EUGENE BARNES, UNKNOWN HEIRS OF THELMA ISOM, and THE OCCUPANTS OF 8416 WESTWOOD LANE, LITTLE ROCK, AR 72204, Defendants, the undersigned Commissioner of this Court, will offer at public venue to the highest bidder, at the Front Door or entrance or the place at said venue where foreclosure sales are customarily advertised and/or conducted at the PULASKI County Courthouse in which said Court is held, 401 WEST MARKHAM STREET, LITTLE ROCK, AR 72201, within the hours prescribed by law for judicial sales on JUNE 26, at the hour of 12:00 P.M., the following described real property located in PULASKI County, Arkansas, to-wit:

A part of Lot 38, Block 6, Westwood Addition, now in the City of Little Rock, Pulaski County, Arkansas more particularly described as follows: Beginning at the Northwest corner of said Lot 38 and run thence Easterly along the line between Lots 38 and 39 a distance of 150 feet; thence Southwesterly a distance of 154.5 feet to a point on the South line of said Lot 38, which point is 219.5 feet Southeasterly from the Northwest corner of said Lot 38 (measured in 50 foot chords

along the South and West line of Lot 38 and 25 feet from the center of Westwood Avenue as now paved); thence Northwesterly along the South and West line of Lot 38 a distance of 219.5 feet to the point of beginning.

TERMS OF SALE: Full payment of the purchase price the day of sale, or payment of 10.00% of the purchase price, non-refundable, plus the balance on a credit of ninety (90) days at 10.00% interest per annum on the full purchase price from the date of sale, until paid, the purchaser being required to execute a bond as required by law and the Order and Decree of the Court in said cause, with approved security, bearing interest at the rate of 10.00% per annum from the date of sale, until paid, and a lien being retained on the premises sold to secure payment of the purchase money.

GIVEN under my hand this _____ day of _____, 2025.

Commissioner and Clerk of the
Circuit Court of Pulaski County,
Arkansas

Mickel Law Firm, P.A.
Attorneys for Plaintiff
1501 North University, Suite 764
Little Rock, AR 72207

BY: _____

Publish this notice one time at least
10 days prior to the above sale date.

ITS: _____

A Proof of Publication is required.



Case Title: TIKVA PARTNERS LLC V NICHOLAS SULLIVAN ET AL

Case Number: 60CV-24-8971

Type: NOTICE - OTHER

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