

**IN THE CIRCUIT COURT OF PULASKI COUNTY, ARKANSAS  
3RD DIVISION**

**SIMMONS BANK**

**PLAINTIFF**

**VS.**

**CASE NO. 60CV-24-4760**

**UNKNOWN HEIRS OR DEVISEES OF  
SARAH L. BANKS, DECEASED; UNKNOWN OCCUPANTS  
OF 12413 VERNONIA DRIVE, NORTH LITTLE ROCK,  
ARKANSAS 72117; JACQUELINE LEE; RITA HENDERSON;  
CYNTHIA GILLIAM; TRAVIS AUSTIN; EDWARD AUSTIN;  
PHYLLIS AUSTIN; AND TARSUA BARBEE**

**DEFENDANTS**

**NOTICE OF COMMISSIONER'S SALE**

NOTICE IS HEREBY GIVEN, that on the 17<sup>th</sup> day of April 2025, at 12:00 p.m., pursuant to the authority contained in the Default Judgment and Decree of Foreclosure of this Court dated and filed March 3, 2025, (the "Judgment & Decree") in Case No. 60CV-24-4760, the undersigned Commissioner appointed by the Court will offer for sale at public auction the following described property more commonly known as 12413 Vernonia Drive, North Little Rock, Arkansas 72117, and being more specifically described as follows:

**Lot 308, Faulkner Crossing Subdivision, Phase 6, an Addition to  
the City of North Little Rock, Pulaski County, Arkansas  
APN #: 14N9000730800**

(the "Property").

The above-described Property shall be sold, in the foyer of the Pulaski County Courthouse, 401 W. Markham Street in the City of Little Rock, Pulaski County,

Arkansas, where judicial foreclosure sales are regularly conducted at the date and time stated above. The terms of the foreclosure sale shall be for cash due to be paid by close of business on the day of sale or on credit, with interest, of not less than three (3) months nor more than six (6) months or on installments equivalent to no more than four (4) months' credit on the whole, and Simmons Bank, or its assignee, shall have the right to credit bid up to the full amount of the judgment, interest, costs, and attorneys' fees. In all sales on credit, except as to Simmons Bank or its assignee, the purchaser shall execute a bond, with good surety, to be approved by the person making the sale and by Simmons Bank, and the bond shall have the force of a judgment.

The sale shall be a sale to the highest bidder(s), as set forth above, with prompt performance due. If on the date of sale prompt performance is not made, Simmons Bank shall be entitled, but not required, to enforce performance or to take the second highest bid(s) (and so on until the Property is sold to a bidder) and all rights of Simmons Bank as to any non-performing bidders are reserved.

Upon confirmation of the sale herein ordered, the Pulaski County Commissioner will execute and deliver to the purchaser a Commissioner's Deed conveying all right, title and interest in and to the Property.

You are invited to review the entire Judgment & Decree in the Pulaski County Circuit Court records in this case on file with the Clerk of the Court or by obtaining a copy from the undersigned counsel upon written request.

Any announcement made by Commissioner at the time of sale takes precedence over this Notice.

  
COMMISSIONER

Submitted by:

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