

**IN THE UNITED STATES DISTRICT COURT
EASTERN DISTRICT OF ARKANSAS
CENTRAL DIVISION**

**WELLS FARGO BANK,
NATIONAL ASSOCIATION,
AS TRUSTEE FOR MORGAN STANLEY
CAPITAL I TRUST 2016-UBS12,
COMMERCIAL MORTGAGE
PASS-THROUGH CERTIFICATES,
SERIES 2016-UBS12**

PLAINTIFF

v.

CASE NO. 4:22-CV-180-BSM

**PF ALLIED GARDENS LLC;
PF JEFFERSON MANOR LLC;
PF NORTHWEST ACRES LLC;
PF TERRACE GREEN LLC;
CHAIM PURETZ; and
BOHN, INC. d/b/a LANGENWALTER
CARPET CARE**

DEFENDANTS

NOTICE OF COMMISSIONER'S SALE

NOTICE IS HEREBY GIVEN, that on July 25, 2024 at 12:00 p.m., pursuant to the authority contained in the Judgment and Decree of Foreclosure (“Judgment & Decree”) of the United States District Court for the Eastern District of Arkansas, Central Division, filed of record on April 18, 2024, in Case No. 4:22-cv-180-BSM, the undersigned Commissioner appointed by the Court will offer for sale at public auction the following described real estate, together with any improvements thereon (individually referred to as the “Property” or collectively as the “Properties”), situated in Pulaski County, Arkansas, to-wit:

1. Property commonly known as 2600 John Ashley Drive, North Little Rock, Arkansas 72114, and also commonly known as the Jefferson Manor Apartments, and being more particularly described as follows:

LOTS "A" AND "B" IN PIKE PLAZA HEIGHTS SUBDIVISION OF NORTH LITTLE ROCK, ARKANSAS, MORE PARTICULARLY DESCRIBED AS: A TRACT OF LAND IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, SECTION 28 TOWNSHIP 2 NORTH, RANGE 12 WEST, PULASKI COUNTY, ARKANSAS: COMMENCING AT THE NORTHEAST CORNER OF SAID WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE SOUTH 0 DEGREES 53 MINUTES EAST ALONG THE EAST LINE OF SAID WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 300.0 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 0 DEGREES 53 MINUTES EAST 699.4 FEET TO A POINT; THENCE NORTH 89 DEGREES 46 MINUTES WEST 662.76 FEET TO A POINT; THENCE NORTH 0 DEGREES 53 MINUTES WEST 651.40 FEET TO A POINT; THENCE NORTH 84 DEGREES 03 MINUTES EAST 482.10 FEET TO A POINT; THENCE SOUTH 88 DEGREES 54 MINUTES EAST 180 FEET TO THE POINT BEGINNING; LESS AND EXCEPT THE RIGHT-OF-WAY OF ASHLEY STREET WHICH IS MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE NORTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE SOUTH 0 DEGREES 53 MINUTES EAST ALONG THE EAST LINE OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 300 FEET TO A POINT; THENCE NORTH 88 DEGREES 54 MINUTES WEST 130 FEET TO A POINT ON THE EAST LINE OF ASHLEY STREET; THENCE SOUTH 0 DEGREES 53 MINUTES EAST ALONG THE EAST RIGHT-OF-WAY LINE OF ASHLEY STREET 274.40 FEET, THENCE AROUND AN ARC TO THE LEFT, OR EAST, HAVING A RADIUS OF 50 FEET WHICH IS SUBTENDED BY A CHORD HAVING A LENGTH OF 71.20 FEET AND BEARING OF SOUTH 0 DEGREES 53 MINUTES EAST, THENCE CONTINUE SOUTH 0 DEGREES 53 MINUTES EAST 355.76 FEET TO A POINT; THENCE NORTH 89 DEGREES 46 MINUTES WEST 50 FEET TO A POINT OF THE WEST RIGHT-OF-WAY LINE OF ASHLEY STREET; THENCE NORTH 0 DEGREES 53 MINUTES WEST 344.17 FEET; THENCE AROUND AN ARC TO THE LEFT, OR WEST, HAVING A RADIUS OF 50 FEET WHICH IS SUBTENDED BY A CHORD HAVING A

LENGTH OF 95.35 FEET AND A BEARING OF NORTH 0 DEGREES 53 MINUTES WEST, THENCE NORTH 0 DEGREES 53 MINUTES WEST 262.4 FEET TO A POINT; THENCE SOUTH 88 DEGREES 54 MINUTES EAST TO THE POINT OF BEGINNING OF THE RIGHT-OF-WAY OF ASHLEY STREET.

2. Property commonly known as 8223 Scott Hamilton Drive, Little Rock, Arkansas 72209, and also commonly known as the Terrace Green Apartments, and being more particularly described as follows:

PART OF THE NW1/4 NW1/4 SE1/4, SECTION 32, TOWNSHIP 1 NORTH, RANGE 12 WEST, PULASKI COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE SOUTHEAST CORNER OF THE SAID NW1/4 NW1/4 SE1/4; THENCE NORTH 89 DEGREES 32 MINUTES WEST ALONG THE SOUTH LINE OF SAID NW1/4 NW1/4 SE1/4 639.4 FEET TO A POINT ON THE EAST LINE OF FOURCHE ROAD; THENCE NORTH 2 DEGREES 26 MINUTES EAST LONG THE EAST LINE OF SAID FOURCHE ROAD 455.0 FEET; THENCE SOUTH 72 DEGREES 34 MINUTES EAST 29.9 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT; THENCE ALONG SAID CURVE TO THE LEFT A CHORD BEARING OF SOUTH 81 DEGREES 04 MINUTES EAST A DISTANCE OF 93.9 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 89 DEGREES 32 MINUTES EAST PARALLEL TO THE SOUTH LINE OF SAID NW1/4 NW1/4 SE1/4 488.0 FEET TO A POINT OF THE EAST LINE OF SAID NW1/4 NW1/4 SE1/4; THENCE SOUTH 1 DEGREE 19 MINUTES EAST ALONG SAID EAST LINE 432.0 FEET TO THE POINT OF BEGINNING, LESS AND EXCEPT THE SOUTH 25 FEET OF SAID TRACT OF LAND WHICH HAS BEEN DEDICATED TO THE CITY OF LITTLE ROCK FOR AVERY STREET RIGHT-OF-WAY, ALSO KNOWN AS LOT 3, SCOTT HAMILTON ADDITION.

The Properties shall be sold in the foyer of the Pulaski County Courthouse, 401 W. Markham Street, Little Rock, Pulaski County, Arkansas, where judicial foreclosure sales are regularly conducted at the date and time stated above.

The Properties will be sold separately. The terms of the foreclosure sale shall be for cash or on credit of not more than 90 days with interest, except as to Wells Fargo Bank, National Association, as Trustee for the Morgan Stanley Capital I Trust 2016-UBS12, Commercial Pass-Through Certificates, Series 2016-UBS12 (“Wells Fargo”), or its assign(s), who is entitled to offset or credit bid against the judgment awarded in the Judgment & Decree entered on April 18, 2024 by the Court.

The foreclosure sale of the Properties shall be to the highest bidder as set forth above, with prompt performance due, but if performance is not made, Wells Fargo or its assigns, shall be entitled, but not required, to enforce performance by any purchaser(s) at the judicial sale or, without waiving damages or any of its rights against any non-performing bidder, to take the second highest bid (and so on) until each Property is sold to a bidder. If no second highest bid exists as to each Property, Wells Fargo may reschedule another sale without further order of the Court.

Upon confirmation of the sale herein ordered, the Pulaski County Circuit Clerk, acting as Commissioner, shall execute and deliver to the purchaser(s) a Commissioner’s Deed conveying all right, title and interest in and to the Properties. Upon receipt of such conveyance, the purchaser(s) shall be entitled to immediate possession of the Properties. The foreclosure sale shall constitute a perpetual bar to all right, title, interest, equity, estate, and legal or equitable right to redeem any interest the parties may have in the Properties.

You are invited to review the entire Judgment & Decree in the records of the United States District Court for the Eastern District of Arkansas, Central Division, on file with the Clerk of the Court or by obtaining a copy from the undersigned counsel upon written request.

Any announcements made by the Commissioner at the time of sale take precedence over this Notice.

DATED this 6TH day of JUNE, 2024.


Asst. Ct. Admin.
COMMISSIONER

Submitted by:

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Commercial Mortgage Pass-Through
Certificates, Series 2016-UBS12*

