

IN THE CIRCUIT COURT OF PULASKI COUNTY, ARKANSAS
CIVIL DIVISION

F STREET INVESTMENTS, LLC

PLAINTIFF

VS.

CASE NO. 60CV-24-10429

PRECISION AMERICAN REMODEL INC.; AND
CITY OF LITTLE ROCK

DEFENDANTS

NOTICE OF COMMISSIONER'S SALE

NOTICE IS HEREBY GIVEN, pursuant to the authority in the decretal order of the Circuit Court of Pulaski County, Arkansas, entered on April 22, 2025, in case number 60CV-24-10429, styled as set forth above, the undersigned, as Commissioner of the Court will offer for sale, at public auction to the highest bidder, at the Pulaski County Courthouse, Thursday, May 29, 2025, at 12:00 p.m. noon, the following described real properties situated in Pulaski County, Arkansas:

LOT 5, BLOCK 1, CEDAR HEIGHTS ADDITION TO THE CITY OF LITTLE ROCK, IN PULASKI COUNTY, ARKANSAS.

Commonly known as: **1620 S. Pine Street, Little Rock, AR 72204**

ALL OF LOT ELEVEN (11), BLOCK TWO (2), R. C. BUTLER'S ADDITION TO THE CITY OF LITTLE ROCK, PULASKI COUNTY, ARKANSAS, LOCATED ON AND LYING WHOLLY WITHIN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 12 WEST, PULASKI COUNTY, ARKANSAS.

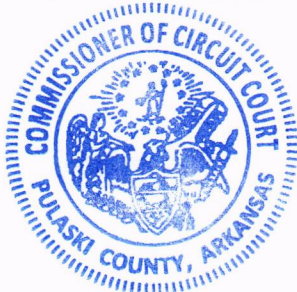
Commonly known as: **2405 S. Pine Street, Little Rock, AR 72204**

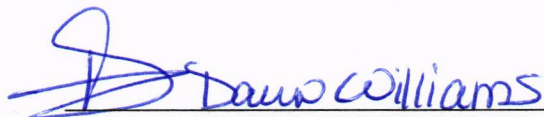
TERMS OF THE SALE: On a credit of ninety (90) days, the purchaser being required to execute a bond as required by law, with approved security, bearing interest at the rate of ten percent (10.0%) per annum from the date of sale until paid, and a lien being retained on the Property so to

secure payment of the purchase money; provided, however, that if the plaintiff, or its successors or assigns, becomes the purchaser at such sale for an amount not in excess of the judgment, interest, and costs herein, in lieu of giving bond, the plaintiff may credit the amount of its bid, less the cost of the proceedings, including the Commissioner's fee, on the judgment herein rendered at the time of confirmation of such sale, which credit shall be an extinguishment of the judgment with respect to the Property to the extent of such credit. The Property shall be sold subject to all real property taxes and other assessments due and payable. The Property shall be offered by the Commissioner separately by parcel and then as a single unit, and the Commissioner shall accept the highest and best bid(s) based on the respective modes of sale.

This sale is subject to any and all stipulations made in the decretal order filed of record on the 22nd day of April, 2025. The Commissioner does not warrant title, boundary lines, taxes and/or improvements, if any, on the Property.

Given under my hands this 5th day of May 2025.




COMMISSIONER OF THE COURT

Prepared and approved by:
Zachary T. Sellers (ABN: 2019052)
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