

**IN THE CIRCUIT COURT OF PULASKI COUNTY, ARKANSAS
4TH DIVISION**

LAKELAND WEST CAPITAL 38, LLC

PLAINTIFF

VS.

CASE NO. 60CV-20-3879

**LITTLE ROCK COMMUNITY MENTAL
HEALTH CENTER, INC. AND DEPARTMENT OF
TREASURY-INTERNAL REVENUE SERVICE**

DEFENDANTS

NOTICE OF COMMISSIONER'S SALE

NOTICE IS HEREBY GIVEN that on December 17, 2020, at 12:00 p.m. (noon), pursuant to the authority contained in the Amended Agreed Judgment and Decree of Foreclosure filed and entered on November 23, 2020, (the "Judgment & Decree") of Pulaski County Circuit Court in Case No. 60CV-20-3879, the undersigned Commissioner appointed by the Court will offer for sale at public auction the following described real estate, commonly known as 1020 W. Daisy L. Gatson Bates Dr., Little Rock, Pulaski County, Arkansas 72202, and more particularly described as follows:

Lot 4, 5, 6, 7 and 8, Block 269, Original City of Little Rock, Pulaski County, Arkansas, and a strip of land 30 feet in width by 150 feet in length, lying West of and adjoining Lots 4, 5 and 6, Block 269, Original City of Little Rock, begin the East Half of what was formerly platted as Ringo Street, lying West of said Lots and being vacated and abandoned by the City of Little Rock by Ordinance No. 11570, of record in Book 912, Page 203, records of Pulaski County, Arkansas,

(the "Property").

The above-described Property shall be sold at the Pulaski County Courthouse where such sales are customarily conducted, in the City of Little Rock, Pulaski County, Arkansas, at the time stated above. This sale is made subject to any and all stipulations in the Judgment and Decree. The terms of the foreclosure sale shall be for cash due to be paid by close of business on the day of sales or on credit terms up to 90 days with interest, except as to Lakeland West Capital 38, LLC (“Lakeland”) or its assignee, either of which is entitled to offset bid against the judgment awarded in the Judgment and Decree.

The foreclosure 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, Lakeland 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 Lakeland as to any non-performing bidders are hereby reserved as to non-performing bidders.

Upon confirmation of the sale herein ordered, the Pulaski County Commissioner shall execute and deliver to the purchaser(s) a Commissioner’s Deed, conveying all right, title and interest in and to the Property free and clear of all claims thereto.

The purchaser(s) shall, upon receipt of a Commissioner’s Deed, be entitled to immediate possession of the Property.

You are invited to review the entire 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 announcements made by Commissioner at the time of sale take precedence over this Notice.

DATED this 24th day of November 2020.

/s/ Camille Drackette
COMMISSIONER

Submitted by:

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Jacob P. Fair (2015167)
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