

IN THE CIRCUIT COURT OF PULASKI COUNTY, ARKANSAS

Nathaniel Robinson and
Billy Robinson

Petitioners

Case No. 60CV-23-5513

Kamilah S. Phillips and
Irene Phillips

Respondants

NOTICE OF COMMISSIONER'S SALE

NOTICE IS HEREBY GIVEN, that pursuant to the authority and directions contained in that certain Order Authorizing Sale of Real Property of the Circuit Court of Pulaski County, entered on February 7, 2024, in Nathaniel Robinson and Billy Robinson v. Kamilah S. Phillips and Irene Phillips, Case No. 60CV-23-5513, the undersigned, as Commissioner of said Court, will offer for sale at public venue to the highest bidder, subject to the terms of sale below, in the foyer of the County Courthouse, 401 West Markham Street, Little Rock, Pulaski County, Arkansas, in which said Court is held, within the hours prescribed by law for judicial sales on Thursday, March 21, 2024 at 12:00 p. m., the following described real property:

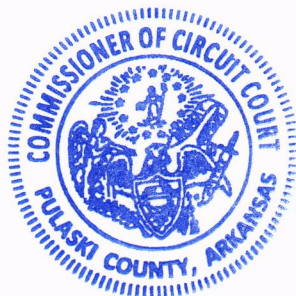
Lot 544, Section G, Twin Lakes Subdivision, an Addition to the City of Little Rock,
Pulaski County, Arkansas.

Also known as 9320 Tanya Drive, Little Rock, Arkansas

TERMS OF SALE: Cash or on a credit of one month, with ten percent (10%) of the purchase price paid on the date of sale, the purchaser being required to execute a bond as required by law, with approved security, bearing interest at the rate of ten percent (10%) per annum from date of sale until paid, and a lien being retained on the premises sold to secure the payment of the purchaser money. The sale shall be with reserve. The lowest acceptable bid shall be an amount equal to \$60,000.00. If the highest bid is for less than the \$60,000.00, it shall be declined by the Clerk.

The property will be sold as-is, where-is, with all faults, and is subject to approval of this Court. The successful bidder shall pay for the deed stamps, filing fees, unpaid property taxes and the premium cost of a final title insurance policy, if desired. This sale is made subject to any and all stipulations made in the Order filed of record on the 7th day of February, 2024. The Commissioner does not warrant title, boundary lines, taxes and or improvements, if any, on the above listed tract of property in Pulaski County, Arkansas.

Given under my hand and seal this 9th day of February, 2024.




Dawn Williams, Commission/Court Administrator
Pulaski County Circuit Clerk
401 West Markham Street
Little Rock, Arkansas 72201
Telephone: (501) 340-8500

M. Randy Rice, Attorney for Petitioners
Rice & Associates, P.A.
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