

IN THE CIRCUIT COURT OF PULASKI COUNTY, ARKANSAS
CIVIL DIVISION

TRANSPORTATION ALLIANCE BANK INC.
D/B/A TAB BANK, as administrative agent for
itself and FJM SENIOR LIVING, LLC

PLAINTIFF

v.

CASE NO. 60CV-23-1679

AVENIR MEMORY CARE AT LITTLE ROCK LP;
AVENIR MEMORY CARE LITTLE ROCK GP INC.;
DAVID L. CRAIK; JASON D. CRAIK; STEPHEN S. SUSKE;
AVENIR MEMORY CARE SOUTH INC.;
AVENIR SENIOR LIVING LLC; STATE OF
ARKANSAS, DIVISION OF WORKFORCE SERVICES

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 October 18, 2023, in case number 60CV-23-1679, styled as set forth above, the undersigned, as Commissioner of the Court, will offer for sale, at public auction to the highest bidder, inside the main entrance of the Pulaski County Courthouse, Thursday, November 16, 2023, at 12:00 p.m., the following described real property situated in Pulaski County, Arkansas:

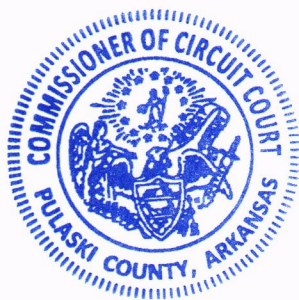
Tract I, The Ranch, an Addition to the City of Little Rock, Pulaski County, Arkansas, as shown on Plat recorded as Instrument No. 2013014892, records of Pulaski County Arkansas (the "Real Property")
Commonly known as 8401 Ranch Boulevard, Little Rock, Arkansas 72223.

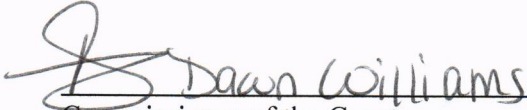
Together with all improvements and appurtenances thereunto belonging and including all owned furniture, fixtures, inventory, equipment, and other tangible personal property located upon, used in connection with, related to, or arising out of the Real Property. (the Real Property and all owned personal property, collectively, the "Property")

TERMS OF 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.

This sale is subject to any and all stipulations made in the decretal order filed of record on the 18th day of October, 2023. The Commissioner does not warrant title, boundary lines, taxes and/or improvements, if any, on the Property.

Given under my hand this 25 day of October, 2023.




Commissioner of the Court
Court Administrator

Geoffrey B. Treece, Esq.
QUATTLEBAUM, GROOMS & TULL PLLC
111 Center Street, Suite 1900
Little Rock, Arkansas 72201
Telephone: (501) 379-1735
Facsimile: (501) 379-1701
Email: gtreece@qgtlaw.com

*Attorneys for TAB Transportation Alliance
Bank, Inc. d/b/a TAB Bank, as administrative
agent for itself and FJM Senior Living, LLC*