

**IN THE CIRCUIT COURT OF PULASKI COUNTY, ARKANSAS
CIVIL DIVISION**

ROBERT NICHOLS

PLAINTIFF

VS.

NO. 60CV-22-3011

LASHAWN KING

DEFENDANT

NOTICE OF COMMISSIONER'S SALE

NOTICE IS HEREBY GIVEN, that pursuant to the authority and secretions contained in the decretal order of the Circuit Court of Pulaski County, Arkansas, entered on October 7, 2022, in Case No. 60CV-22-3011, then pending therein between Robert Nichols, Plaintiff, and Lashawn King, the undersigned, as Commissioner of said Court, will offer for sale at public venue to the highest bidder, at 401 Markham Street, Little Rock, Arkansas, within the hours prescribed by law for judicial sales, on the 17th day of November, 2022 at 12:00 p.m. (noon), the following described real estate, to-wit:

Lot 2, block 11, Riffel and Holder Subdivision, Little Rock, Arkansas.
Also known as 4605 W. 30th St., Little Rock Arkansas 72204

TERMS OF SALE: Such sale will be at public auction to the highest bidder for cash or upon credit of three (3) months, provided that if the sale is upon credit, ten percent (10%) of the purchase price, non-refundable, shall be given to the Commissioner on the date of sale, and the balance of the purchase price shall bear interest from the date of the sale until paid at the highest rate allowed by law; provided however, that if Robert Nichols is the highest bidder at the time of such foreclosure, Robert Nichols may pay the purchase price by credit given upon the judgment granted Robert Nichols, except as to the cost of sale. The above-described real property will be sold "as is" with no representations or warrantied of any kind.

All interested parties should comply with COVID-19 Social Distancing Recommendations in place at the time of the sale.

The sale is made subject to any and all stipulations made in the Decretal Order filed of record on the 7th day of October, 2022. The Commission does not warrant title, boundary lines, taxes and or improvements, if any, on this property or properties in Pulaski County Arkansas.

GIVEN under my hand this 27 day of October, 2022.

DAWN WILLIAMS,
Commissioner

By:  _____

Printed Name: Dawn Williams

Title: Court Administrator

NEWSPAPER.....ARKANSAS DEMOCRAT GAZETTE
PUBLISH ONCE.....AT LEAST TEN (10) DAYS PRIOR TO DATE OF SALE

BILL TO:
Robert Nichols, Plaintiff
87 Hunters Green Cir
Little Rock AR 72211