

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

**2423 KAVANAUGH HORIZONTAL
PROPERTY REGIME, INC.**

PLAINTIFF

vs.

CASE NO.: 60CV-25-2945

WARD LILE

DEFENDANT

AMENDED 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 July 3, 2025, in case number 60CV-25-2945, 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, 401 W. Markham, Little Rock Arkansas 72201, on December 4, 2025 at 12:00 p.m., the following described real property situated in Pulaski County, Arkansas:

Unit #4 and Unit #5 of 2423 Kavanaugh Horizontal Property Regime, in the City of Little Rock, Pulaski County, Arkansas, and being shown on a plat recorded as Instrument No. 2008022278, records of Pulaski County, Arkansas (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 sale shall be subject to all real property taxes due and payable, mortgages and judgments of record.

This sale is also made subject to any and all stipulations made in the decretal order filed of record on the 3rd day of July, 2025. The Commissioner does not warrant title, boundary lines, taxes and/or improvements, if any, on the Property.

Given under my hand this 18 day of November, 2025.


COMMISSIONER

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 FNBC Bank

