

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

**NUBRIDGE COMMERCIAL LENDING LLC,  
a Delaware limited liability company**

**PLAINTIFF**

**vs.**

**CASE NO: 60CV-23-6480**

**PQCKT, LLC, a Missouri limited liability company;  
COMMUNITY DEVELOPMENT CENTER/  
BRIDGE TO SUCCESS, an unincorporated association;  
FAITH TEMPLE DELIVERANCE (COGIC),  
an Arkansas non-profit corporation;  
SOUTHWEST COMMUNITY FRESH MARKET LLC,  
an Arkansas limited liability company;  
and LESHAY HESTER, an individual,**

**DEFENDANTS**

**NOTICE OF COMMISSIONER'S SALE**

Notice is hereby given that pursuant to the authority and direction of a certain Judgment, decree and order of sale rendered in the Circuit Court of Pulaski County, Arkansas, on the 18<sup>th</sup> day of January, 2024, in the cause of NuBridge Commercial lending LLC vs. PQCKT, LLC, et al, Case No. 60CV-23-6480, in which NuBridge recovered judgment against the Defendant, in the Judgment amounts as stated, and against the real property herein described, together with further interest thereon, until paid; including attorney's fees and costs and which Judgment appears of record in the proceedings of said court in the office of the Circuit Clerk and Ex-Officio Recorder in said county and said judgment and costs not having been paid within the time required by said decree and said judgment having been declared a lien upon the real property hereinafter described and said real property ordered sold to satisfy the same.

NOW, THEREFORE, the undersigned, as Commissioner of said Court will, on the 22<sup>nd</sup> day of February, 2024, at 12:00 p.m., expose for sale at public outcry to the highest bidder on a credit of three (3) months at the Main Entrance of the Pulaski County Courthouse, 401 W. Markham St., Little Rock, AR 72201, between the hours prescribed by law for judicial sales the following described real estate situated in said county and state, to-wit:

Lot 1, Baseline Square Shopping Center Subdivision, in the City of Little Rock, Pulaski County, Arkansas, and being shown on Plat Recorded as Plat No. E-039 and Plat No. D-935, records of Pulaski County Arkansas.

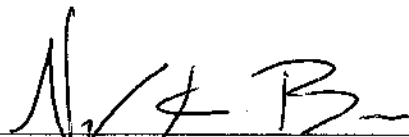
Together with a non-exclusive access easement across, upon, over and through all that part of the N ½ of the Ne ¼, Section 5, Township 1 South, Range 12 West, City of Little Rock, Pulaski County, Arkansas, being a public access easement located on the West side of Lot 2 of the Baseline Square Shopping Center Subdivision as originally filed in Plat Book D at Page 935, said Plat being revised and filed in Plat Book E at page 39, said easement being more particularly described as follows:

Beginning at the NW Corner of Lot 2 of said subdivision; thence South 02°03'42" W along a line common with the West line of said Lot 2 for 230.00' to an iron pipe and cap at the SW Corner of said lot 2; thence North 85°54'31" W 20.00' to the West side of an existing asphalt drive; thence North 00°02'49" W along the West side of said asphalt drive 230.65' to the South right-of-way line of Baseline Road; thence South 85°33'34" E along said Baseline Road right-of-way line 28.50' to a rebar and cap and the point of beginning, except any part deeded, taken, or used for road, street, or highway purposes (the "Property").

For informational purposes only: 3409 Baseline Road, Little Rock, AR 72209

The purchaser at said sale will be required to pay 10% of the purchase price down at the time of sale and to execute a bond with sufficient sureties thereon for the balance of the purchase price, bearing interest from the date of sale until paid at the rate of 10% per annum, due in three (3) months and a lien will be retained on said real property sold to secure payment of the purchase money.

DATED this 23<sup>rd</sup> day of January, 2024.

  
Terri Hollingsworth, Pulaski County Circuit  
Clerk *Assist. Ct. Admin.*

Prepared by:

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