

IN THE CIRCUIT COURT OF PULASKI COUNTY, ARKANSAS  
ELEVENTH DIVISION

MOSER CONSTRUCTION, LLC

PLAINTIFF

VS.

NO. 60CV-24-2331

VIVALDI ACADEMY OF MUSIC  
& ARTS, LLC AND BOWMAN  
CURVE BACELINE, LLC

DEFENDANTS

BOWMAN CURVE BACELINE, LLC

CROSS-CLAIMANT

VS.

VIVALDI ACADEMY OF MUSIC  
& ARTS, LLC

CROSS-DEFENDANT

**NOTICE OF COMMISSIONER'S SALE**

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Notice is hereby given that, pursuant to the authority and directions contained in the Judgment of the Circuit Court of Pulaski County entered in the above matter on July 9, 2025, the undersigned, as Commissioner of such Court, will offer for public sale to the highest bidder at the Main Entrance of the Pulaski County Courthouse, 401 West Markham Street, Little Rock, Arkansas, within the hours prescribed by law for judicial sales at 12:00 p.m. on Thursday, the 21<sup>st</sup> day of August, 2025, the leasehold interest of Vivaldi Academy of Music & Arts, LLC in the real property more specifically described as follows:

Legal Description: Lot 1, Burrows Graham Commercial Subdivision to the City of Little Rock, Pulaski County, Arkansas, as shown on plat recorded as Plat No. C-562

Street Address: Bowman Curve Shopping Center  
400 North Bowman Road, Suite 01  
Little Rock, AR 72211

(the "Leasehold Interest in Real Property").

TERMS OF THE SALE: The Leasehold Interest in Real Property will be sold on a credit of three (3) months with the purchaser being required to pay Ten Percent (10%) of the purchase price at the time of sale, which is not refundable, and give a bond to be approved by the Commissioner and the Order of the Court, bearing interest at the maximum lawful rate per annum from date of sale until paid, and a lien being retained on the Leasehold Interest in Real Property sold to secure the payment of the purchase money.

The Leasehold Interest in Real Property is being sold subject to all unpaid real estate and other applicable taxes, all of which shall become the responsibility of the purchaser. This sale is subject to any and all stipulations in the Judgment entered in the above matter on July 9, 2025. The Commissioner does not warrant title, boundary lines, taxes, liens and/or improvements, if any, or solid waste delinquent payments on the Leasehold Interest in Real Property.

Given under my hand this 21<sup>st</sup> day of July, 2025.

COMMISSIONER IN CIRCUIT COURT,  
PULASKI COUNTY, ARKANSAS

BY: 

Prepared by:

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