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IN THE CIRCUIT COURT OF PULASKI COUNTY, ARKANSAS  
CIVIL DIVISION

BDS IV BOND INVESTMENTS LLC

PLAINTIFF

vs.

Case No. 60CV-24-7241

OBH WESTBRIDGE LLC;  
ABRAHAM K. SCHREIBER;  
MENASHE GRUNFELD; AKIVA KRANZ;  
and CARPET & FLOORING PARTNERS, LLC d/b/a  
C&F Flooring and Rug Gallery

DEFENDANTS

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**NOTICE OF COMMISSIONER'S SALE**

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NOTICE IS HEREBY GIVEN, that pursuant to the authority and directions contained in the Foreclosure Decree of the Circuit Court of Pulaski County entered on November 5, 2025, in Case No. 60CV-24-7241 then pending between Plaintiff BDS IV Bond Investments LLC ("Plaintiff") and Defendants OBH Westbridge LLC; Abraham K. Schreiber; Menashe Grunfeld; Akiva Kranz; and Carpet & Flooring Partners, LLC d/b/a C&F Flooring and Rug Gallery ("Defendants") the undersigned, as Commissioner of said Court, will offer for sale at public venue to the highest bidder, at the lobby of the Pulaski County Courthouse in which said Court is held, in the County of Pulaski, within the hours prescribed by law for judicial sales on **THURSDAY, JANUARY 8, 2026** beginning at **12:00 P.M. CST**, the real estate parcel and improvements located in Little Rock, Pulaski County, Arkansas, more particularly described as follows:

TRACT1:

Tracts 1 and 2 of the West Bridge Subdivision, in the City of Little Rock, Pulaski County, Arkansas, and a parcel of land located in the NW 1/4, SW 1/4, Section 11, T-1-N, R-13-W, in the City of Little Rock, Pulaski County, Arkansas, more particularly described as follows: Commencing at the SW corner of the NW 1/4, Section 11, T-1-N, R-13-W, Pulaski County, Arkansas; thence N 89° 22' E, a distance of 139.46 feet to a point on the West ROW line of the proposed Lebette Manor Drive; said point being the point of the beginning; thence S 0° 38' E, a distance of 406.82 feet along the West ROW line; thence along the West ROW line of said Lebette Manor Drive, Southeasterly along the arc of a 45° 50' 12" curve to the feet (Radius = 125.00 feet; chord distance = 50.46; chord bearing = S 12° 16' 41" E) a distance of 50.81 feet; thence N 89° 09' 47" E, a distance of 57.43 feet along the South boundary of the tract to a point of on the East ROW line of said Lebette Manor Drive; thence N 34° 01' 55" W, a distance of 9.5 feet along the East ROW line of said Lebette Manor Drive; thence along the East ROW line of the said Lebette Manor Drive Northwesterly along the arc of a 76° 23' 40" curve to the right (Radius = 75.00 feet; chord distance = 43.1 feet; chord bearing = N 17° 19' 57" W) a distance of 43.71 feet; thence N 0° 38' W, a distance of 406.82 feet along the East ROW line of the said Lebette Manor Drive; thence S 89° 22' W, a distance of 50.00 feet along the North boundary of the property line to the point of beginning, known as Lebette Manor Drive.

Deed

TRACT 2:

Part of the NW 1/4 of the SW 1/4, Section 11, Township 1 North, Range 13 West, Little Rock, Pulaski County, Arkansas, more particularly described as follows: commencing at the SW corner of the NW 1/4, Section 11, T-1-N, R-13-W, Little Rock, Pulaski County, Arkansas; thence South 456.82 feet to the point of beginning; thence North 89°09'43" East a distance of 655.98 feet to a point; thence South 01°40'16" East, a distance of 201.35 feet to a point which is the Northwest corner of Morris Manor Addition; thence South 01°03'16" East, a distance 329.46 feet to a point; thence South 88°40'16" West, a distance of 655.99 feet to a point which is the Southwest corner of N 1/2 S 1/2 NW 1/4 SW 1/4 of Section 11, Township 1 North, Range 13 West; thence North 0°54'35" West, a distance of 536.424 feet to the point of beginning, containing 8.03 acres, more or less.

The above tract is also described by a plat of survey by Thomas Engineering Company dated May 18, 2017, as follows:

Part of the NW 1/4 of the SW 1/4, Section 11, Township 1 North, Range 13 West, Little Rock, Pulaski County, Arkansas, more particularly described as follows: Commencing at an iron pipe & cap at the Southwest corner of the said NW 1/4 said Section 11; thence S 02° 12' 22" W for 456.15 feet to an iron pin & cap at the point of beginning; thence S 87°52'46" E for 656.70 feet to an iron pin & cap; thence S 02°18'10" W for 201.62 feet to a 5/8" iron pipe at the Northwest corner of Morris Manor; thence S 01°53'41" W along the West line of Morris Manor for 329.19 feet to a 5/8" rebar at the Southwest corner of said Morris Manor; thence N 88°22'15" W for 654.75 feet along the North line of Patriot Manor to an iron pipe & cap; thence N 01°50'22" E along Twin Lakes Subdivision for 536.42 feet to the point of beginning; Containing 349,660 square feet or 8.027 acres, more or less.

and all of the following:

- (a) Accounts (including deposit accounts) of Borrower related to the Mortgaged Property.
- (b) Equipment and inventory owned by Borrower, which are used now or in the future in connection with the ownership, management or operation of the Land or Improvements or are located on the Land or Improvements, including furniture, furnishings, machinery, building materials, goods, supplies, tools, books, records (whether in written or electronic form) and computer equipment (hardware and software).
- (c) Other tangible personal property owned by Borrower which is used now or in the future in connection with the ownership, management or operation of the Land or Improvements or is located on the Land or in the Improvements, including ranges, stoves, microwave ovens, refrigerators, dishwashers, garbage disposers, washers, dryers and other appliances (other than Fixtures).
- (d) Any operating agreements relating to the Land or the Improvements.

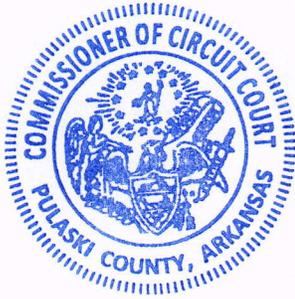
- (e) Any surveys, plans and specifications and contracts for architectural, engineering and construction services relating to the Land or the Improvements.
- (f) All other intangible property, general intangibles and rights relating to the operation of, or used in connection with, the Land or the Improvements, including all governmental permits relating to any activities on the Land and including subsidy or similar payments received from any sources, including a Governmental Authority.
- (g) Any rights of Borrower in or under letters of credit.

(together, with all improvements, fixtures, rents, leases, proceeds, contract rights, accounts receivable, deposits, trade names, goodwill, and rights appurtenant to any of the foregoing, the "Property").

TERMS OF SALE: The purchaser at any such sale shall execute a bond, with good surety, in an amount equal to the purchase price, bearing interest at the rate of 10% per annum from the date of said sale until paid, with surety to be approved by the Commissioner, and a lien shall be retained to secure the payment of such bond. If the purchaser does not pay the purchase price within three (3) months of the sale date, the bond shall be forfeited and distributed as proceeds of the sale. Should a purchaser fail to pay the purchase price within three months, the affected property immediately will be scheduled for a second foreclosure sale.

If the Plaintiff shall become the purchaser at such sale, the Plaintiff shall be entitled to make a credit bid of up to the Judgment Amount against the purchase price. If the Plaintiff shall purchase the Property, it shall make bond only for such sum that exceeds its bid over the Judgment Amount. Said sale or sales shall constitute a perpetual bar to all rights of redemption, and all right, title, claim and interest of all parties to this action, including particularly all rights of dower, curtesy, homestead and redemption. The purchaser shall be responsible for payment of Commissioner's Fee and any applicable taxes or revenue stamps.

Given my hand this 12<sup>th</sup> day of November, 2025.



*Frank Wooten*

COMMISSIONER

Prepared by:

**KUTAK ROCK LLP**

By: /s/ Shayla Dawson

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