

**2026026669**  
PULASKI CO. AR FEE \$50.00  
PRESENTED  
5/13/2026 11:42:58 AM  
RECORDED  
05/13/2026 01:33:39 PM  
TERRI HOLLINGSWORTH  
Circuit / County Clerk  
BY: BRIANNA DECKER  
DEPUTY RECORDER

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Prepared by:  
Albertelli Law  
1 Information Way  
Suite 201  
Little Rock, AR 72202  
(501) 406-0855  
ALAW File 26-006367

**MORTGAGEE'S NOTICE OF DEFAULT AND INTENTION TO SELL  
YOU MAY LOSE YOUR PROPERTY IF YOU DO NOT TAKE IMMEDIATE ACTION  
IF THIS PROPERTY IS SOLD YOU WILL REMAIN LIABLE FOR ANY DEFICIENCY WHICH THEN  
EXISTS AND AN ACTION TO COLLECT IT MAY BE BROUGHT AGAINST YOU  
THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE  
USED FOR SUCH PURPOSE**

NOTICE IS HEREBY GIVEN that on July 20, 2026 at or about 10:00 AM, the subject real property described herein below will be sold at the Pulaski County Courthouse, 401 West Markham, Little Rock, AR 72201, to the highest bidder for cash. The sale will extinguish all interests, including those of existing lien holders or previous owners in the property. THE TERMS OF SALE ARE CASH THE TIME OF SALE AND ALL TRANSFER TAXES WILL BE THE RESPONSIBILITY OF THE PURCHASER.

WHEREAS, the property secured under the Mortgage is located in Pulaski County, Arkansas more particularly described as follows:

LOT 72, BLOCK 6, MAUMELLE VALLEY ESTATES, AN ADDITION TO THE CITY OF MAUMELLE, PULASKI COUNTY, ARKANSAS, AND PART OF THE NE 1/4 OF SECTION 30, T-3 -N, R -13-W, MAUMELLE, PULASKI COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 72, BLOCK 6, MAUMELLE VALLEY ESTATES, PHASE XIV, AN ADDITION TO THE CITY OF MAUMELLE, ARKANSAS; THENCE S 25 DEGREES 24 MINUTES 16 SECONDS E ALONG THE WEST LINE OF SAID LOT 72, 102.22 FEET THE SOUTHWEST CORNER OF SAID LOT 72; THENCE N 78 DEGREES 05 MINUTES 41 SECONDS W, 45.50 FEET; THENCE N 00 DEGREES 27 MINUTES 48 SECONDS E 82.95 FEET TO THE POINT OF BEGINNING.

Street Address: 5 Sierra Valley Cove, Maumelle, AR 72113

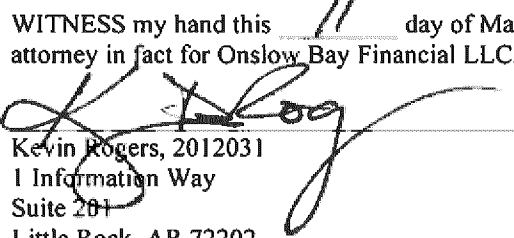
WHEREAS on May 29, 2015, Stacy Lynn Naylor, an unmarried person, and Joe W Bradley, an unmarried person, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc. acting solely as nominee for The Carroll Mortgage Group, Inc., its successors and assigns. Said Mortgage was recorded on June 1, 2015 as Instrument No. 2015032197 in the real property records of Pulaski County, Arkansas. Said Mortgage was subsequently

assigned to Pingora Loan Servicing, LLC, by virtue of an assignment dated December 31, 2019 and recorded on December 31, 2019 as Instrument No. 2019083799 in the real property records of Pulaski County, Arkansas. Said Mortgage was then assigned to Onslow Bay Financial LLC, by virtue of an assignment dated March 31, 2022 and recorded on March 31, 2022 as Instrument No. 2022022299 in the real property records of Pulaski County, Arkansas. The party initiating foreclosure can be contacted at or in care of its servicer initiating foreclosure at: Rocket Mortgage, LLC s/b/m Nationstar Mortgage, LLC, 8950 Cypress Waters Blvd, Coppell, TX 75019 at Telephone No. 888-480-2432; and

WHEREAS, there may be tenants that claim an interest in the real property herein based upon said tenancy; and

WHEREAS, the undersigned is the attorney for the mortgagee and is acting on and with the consent and authority of the mortgagee who is exercising its power of sale under Ark. Code Ann. §18-50-115 which implies a power of sale in every mortgage of real property situated in this state that is duly acknowledged and recorded; and default has occurred in the payment of said indebtedness, specifically the installment due December 1, 2025, and each subsequent payment to date are now due; and the holder of the debt has requested the undersigned to sell the property to satisfy said indebtedness. This sale is subject to all matters shown on any applicable recorded plat or bill(s) of assurance; any restrictive covenants, easements, set back liens or encroachments; any unpaid and/or delinquent taxes or special assessments; any statutory redemption rights of any governmental entity; any prior liens or encumbrances as well as any priority created by a UCC or fixture filing; and, to any matter that an accurate survey of the property might disclose. This property is being sold "as is" with no representation as the condition of any structure(s) thereon or the accuracy of the above legal description. Transfer taxes and recording fees are the responsibility of the purchaser.

WITNESS my hand this 11 day of May, 2026. Rocket Mortgage, LLC s/b/m Nationstar Mortgage, LLC as attorney in fact for Onslow Bay Financial LLC, by its attorney-in-fact, Albertelli Law

  
Kevin Rogers, 2012031  
1 Information Way  
Suite 201  
Little Rock, AR 72202  
501-406-0855  
A LAW No. 26-006367

ACKNOWLEDGEMENT

STATE OF ARKANSAS §

COUNTY OF PULASKI §

On this 11 day of May, 2026, before me, the undersigned officer, Magen Montgomery, personally appeared Kevin Rogers known to me to be the person who subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

  
Notary Public  
My Commission Expires: 11/14/2033

