

Reserved for recording
purposes ONLY.

2025028646

PULASKI CO. AR FEE \$25.00

PRESENTED

6/2/2025 11:42:03 AM

RECORDED

06/02/2025 01:53:07 PM

TERRI HOLLINGSWORTH

Circuit / County Clerk

BY: NICOLE TUCKER

DEPUTY RECORDER



THIS FORM PREPARED BY:

Timothy D. Padgett, P.A.

415 North McKinley

Ste 1177

Little Rock, AR 72205

(850) 422-2520

PLG 25-003124-1

Grantor: TIMOTHY D. PADGETT, P.A.

Grantee: Stacy Lynn Naylor

(or as otherwise noted by the recorder)

AMENDED MORTGAGEE'S NOTICE OF DEFAULT AND INTENTION TO SELL

THE "MORTGAGEE'S NOTICE OF DEFAULT AND INTENTION TO SELL" RECORDED May 19, 2025, AS INSTRUMENT NUMBER 2025025947, IN THE OFFICE OF THE CIRCUIT CLERK OF PULASKI COUNTY, ARKANSAS IS BEING AMENDED TO CHANGE THE DATE OF SALE FROM July 21, 2025, AT OR ABOUT 10:00 AM **TO October 24, 2025, AT OR ABOUT 10:00 AM.**

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 **October 24, 2025, at or about 10:00 AM**, the subject real property described herein below will be sold **at the Main Entrance to 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 AT THE TIME OF SALE UNLESS OTHERWISE AGREED TO BY MORTGAGEE 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., as mortgagee, as nominee for The Carroll Mortgage Group, Inc. which Mortgage was recorded on **June 1, 2015 in Instrument Number 2015032197**, in the real estate records of Pulaski County, Arkansas. Said Mortgage is now held by Onslow Bay Financial LLC and which is the party initiating foreclosure. The party initiating foreclosure is ONSLOW BAY FINANCIAL LLC and can be contacted at or in care of its servicer initiating foreclosure at: Nationstar Mortgage LLC, PO Box 619080, Dallas, TX 75261, at Telephone Number 214-756-2432; 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, and the same is now therefore wholly due; and the holder of the debt has requested the undersigned to sell the property to satisfy said indebtedness.

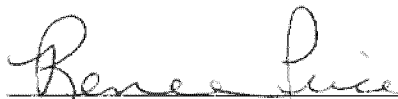
The undersigned is an active, licensed member of the Bar of the Supreme Court of the State of Arkansas, and the law firm of the undersigned maintains an office at 415 N. McKinley St., Suite 1177, Little Rock, AR 72205 that is located within the State of Arkansas, is accessible to the public during regular business hours, and has the ability to accept funds from a grantor, mortgagor, or obligor to reinstate or pay off a mortgage or deed of trust.

WITNESS my hand this May 30, 2025.

TIMOTHY D. PADGETT, P.A.

ATTORNEYS-IN-FACT FOR ONSLOW BAY FINANCIAL LLC

By:



Renee Price

Timothy D. Padgett, P.A.

415 North McKinley, Ste 1177

Little Rock, AR 72205

(850) 422-2520

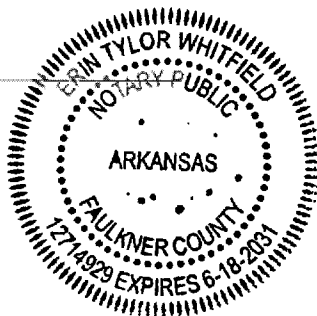
STATE OF ARKANSAS)
) ss.
COUNTY OF PULASKI)

On this 30 day of May, 2025, before me, Erin Tylor Whitfield, a Notary Public, duly commissioned, qualified and acting, within and for said County and State, appeared in person the within named Renee Price of Timothy D. Padgett, P.A., being the person authorized by said Company, to execute such instrument, stating their respective capacities in that behalf, to me personally well known, who stated that they were an attorney with Timothy D. Padgett, P.A., Company, the attorney-in-fact for ONSLOW BAY FINANCIAL LLC, and was duly authorized in their respective capacity to execute the foregoing instrument for and in the name and behalf of said Professional Association, and further stated and acknowledged that they had so signed, executed, and delivered said foregoing instrument for the consideration, uses, and purposes therein mentioned and set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 30 day of May, 2025.

My Commission Expires:

6-18-2031



Erin Tylor Whitfield
Notary Public, State of Arkansas