

**2025-002810**

I certify this instrument  
was filed on:

**02/24/2025 08:00:29 AM**

**Myka Bono Sample  
Saline County Circuit Clerk**

Pages: 3

ER

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Prepared by:  
ALBERTELLI LAW  
1 INFORMATION WAY  
SUITE 201  
LITTLE ROCK, AR 72202  
(501) 406-0855  
ALAW File 24-028316

**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 May 2, 2025 at or about 9:00AM, the subject real property described herein below will be sold at the Main Entrance of the Saline County Courthouse, 200 N. Main St., Benton, AR 72015 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 Saline County, Arkansas more particularly described as follows:

LOT 78, CARYWOOD SUBDIVISION PHASE III, TO THE CITY OR BRYANT, SALINE COUNTY, ARKANSAS.

Street Address: 2404 Pattywood Drive Bryant AR 72022

WHEREAS on April 25, 2003 M. Susan Rhinehart, a single woman, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for Mortgage Associates, its successors and assigns. Said Mortgage was recorded on May 02, 2003 in Book 03, Page 40576, in the real property records of Saline County, Arkansas. Said Mortgage was subsequently assigned to JPMorgan Chase Bank, National Association by virtue of an assignment dated August 15, 2016 and recorded on August 19, 2016 as Instrument No. 2016-015771 in the real property records of Saline County, Arkansas. Said Mortgage was subsequently assigned to Bayview Loan Servicing, LLC by virtue of an assignment dated May 13, 2020 and recorded on May 26, 2020 as Instrument No. 2020-010610 in the real property records of Saline County, Arkansas. Said Mortgage was subsequently assigned to Wilmington Savings Fund Society, FSB not in its individual capacity, but solely as owner trustee of CSMC 2021-RPL7 Trust by virtue of an

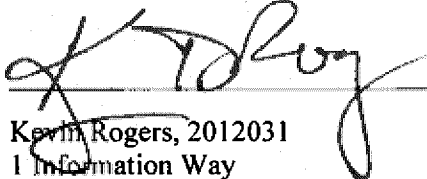
assignment dated November 19, 2021 and recorded on November 19, 2021 as Instrument No. 2021-031333 in the real property records of Saline County, Arkansas. Said Mortgage was subsequently assigned to Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Owner Trustee of CSMC 2021-RPL9 Trust at C/O Select Portfolio Servicing Inc. by virtue of an assignment dated December 20, 2024 and recorded on December 26, 2024 as Instrument No. 2024-023397 in the real property records of Saline County, Arkansas. The party initiating foreclosure can be contacted at or in care of its servicer initiating foreclosure at: Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Owner Trustee of CSMC 2021-RPL9 Trust 3217 S. Decker Lake Dr. Salt Lake City UT 84119 at Telephone No. 888-349-8955; 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 March 1, 2024, 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.

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WITNESS my hand this 21 day of February, 2025. Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Owner Trustee of CSMC 2021-RPL9 Trust at C/O Select Portfolio Servicing Inc., by its attorney-in-fact, Albertelli Law



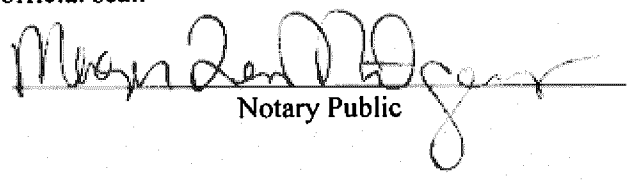
Kevin Rogers, 2012031  
1 Information Way  
Suite 201  
Little Rock, AR 72202  
501-406-0855  
A LAW No. 24-028316

ACKNOWLEDGEMENT

STATE OF ARKANSAS           §  
COUNTY OF PULASKI       §

On this 21 day of February, 2025, before me, the undersigned officer, 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: 4/14/2033

