

Reserved for recording
purposes ONLY.

2025R-06002
09/16/2025 10:28 AM
JEFFERSON COUNTY AR
FLORA COOK-BISHOP, CIRCUIT CLERK
RECORDING FEE 25.00
NOTICE OF DEFAULT 140.00

THIS FORM PREPARED BY:

Timothy D. Padgett, P.A.
415 North McKinley
Ste 1177
Little Rock, AR 72205
(850) 422-2520
PLG 25-007621-2

Grantor: TIMOTHY D. PADGETT, P.A.

Grantee: RODRICK JEROME MORRIS, RM GROUP LLC D/B/A RM GROUP LLC OF LOUISIANA
(or as otherwise noted by the recorder)

MORTGAGEE'S NOTICE OF DEFAULT AND INTENTION TO SELL

YOU MAY LOSE YOUR PROPERTY IF YOU DO NOT TAKE IMMEDIATE ACTION

NOTICE IS HEREBY GIVEN that on **November 19, 2025, at or about 12:00 PM**, the subject real property described herein below will be sold **at the main entrance of the Jefferson County Courthouse, 101 West Barraque Street, Pine Bluff, AR 71601** to the highest bidder for cash. The sale will extinguish the interests 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 Jefferson County, Arkansas more particularly described as follows:

The Land referred to herein below is situated in the County of Jefferson, State of Arkansas, and is described as follows: The South 50 feet of the South 100 feet of Lot Three (3) in Block Eleven (11) of Geisreiter's Addition to the City of Pine Bluff, Jefferson County, Arkansas; same being located in the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of Section 8, Township 6 South, Range 9 West of the 5th P.M.

Street Address: 1007 South Holly Street, Pine Bluff, AR 71603

WHEREAS on February 23, 2024, RM Group, LLC d/b/a RM Group LLC of Louisiana executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Loan Funder LLC, Series 67641, which was recorded on **March 13, 2024, as Instrument Number 2024R-01582**, in the real estate records of Jefferson County, Arkansas. The party initiating foreclosure is Wilmington Savings Fund Society FSB, as Owner Trustee of the Residential Credit Opportunities Trust IX-A and can be contacted at or in care of its servicer initiating foreclosure at: AMIP Management, P.O. Box 2741, Seal Beach, CA 90740, at Telephone Number 562-735-6555; 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 September 15, 2025.

TIMOTHY D. PADGETT, P.A.

SUBSTITUTE TRUSTEE FOR WILMINGTON SAVINGS FUND SOCIETY FSB, AS OWNER
TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST
IX-A

By: Renee Price
Renee Price
Timothy D. Padgett, P.A.
415 North McKinley
Ste 1177
Little Rock, AR 72205
(850) 422-2520

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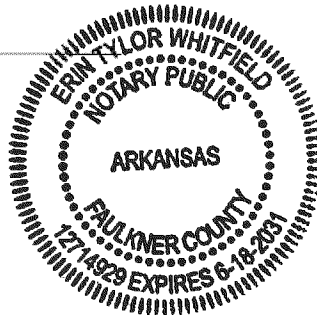
On this 15 day of September, 2025, before me, _____, a Notary Public, duly commissioned, qualified and acting, within and for said County and State, appeared in person the within named Renee Price of Timothy D. Padgett, P.A., being the person authorized by said Professional Association, to execute such 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., a Company, the Trustee for Wilmington Savings Fund Society FSB, as Owner Trustee of the Residential Credit Opportunities Trust IX-A, and was duly authorized in their respective capacity to execute the foregoing instrument for and in the name and behalf of said Company, 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.

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

My Commission Expires:

6-18-2031

[PLG 25-007621-2]



Erin Taylor Whitfield
Notary Public, State of Arkansas