

Doc Num 2025007817

**\$165.00**

08/25/2025 16:11:55

Filed & Recorded in the Official Records of  
SHARON BLOUNT BAKER, CIRCUIT CLERK  
BY: JENNIFER REED

Reserved for recording  
purposes ONLY.

---

**THIS FORM PREPARED BY:**

**Timothy D. Padgett, P.A.**

**415 North McKinley**

**Ste 1177**

**Little Rock, AR 72205**

**(850) 422-2520**

**PLG 21-005951-2**

**Grantor: TIMOTHY D. PADGETT, P.A.**

**Grantee: PANYA HANESANA, SONEMANY HANESANA**

(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 5, 2025, at or about 10:30 AM**, the subject real property described herein below will be sold **at the Main Entrance of the Crawford County Courthouse, 300 Main Street, Van Buren, AR 72956** 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 Crawford County, Arkansas more particularly described as follows:

**Lot 1007, RICKEY ADDITION PHASE III, Replat of Lots 115 through 127, 129 through 136 and 174 through 189 as filed August 2, 1983, according to replat filed March 24, 1988; and BEING the same property conveyed to Panya Hansana and Sonemany Hansana, husband and wife, by Warranty Deed dated August 4, 1990 and recorded August 4, 1990 in Record Book 90-19, Page 254, in the Office of Crawford County, Arkansas.**

**Street Address: 3602 Hollis Drive, Van Buren, AR 72956**

WHEREAS on May 31, 2007, Panya Hanesana and Sonemany Hanesana, husband and wife executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Decision One Mortgage Company, LLC, its successors and assigns, which was recorded on **June 25, 2007, as Instrument Number 2007008100**, in the real estate records of Crawford County, Arkansas. The beneficial interest of said Mortgage has been assigned to Mill City Mortgage Loan Trust 2017-3, Wilmington Savings Fund Society, FSB, as Trustee, which is the party initiating foreclosure. The party initiating foreclosure is Mill City Mortgage Loan Trust 2017-3, Wilmington Savings Fund Society, as Trustee and can be contacted at or in care of its servicer initiating foreclosure at: 75 Beattie Place, Suite 300, Greenville, SC 29601; 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 August 22, 2025.

TIMOTHY D. PADGETT, P.A.

SUBSTITUTE TRUSTEE FOR MILL CITY MORTGAGE LOAN TRUST 2017-3,  
WILMINGTON SAVINGS FUND SOCIETY, AS TRUSTEE

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

CERTIFICATE OF RECORD  
STATE OF ARKANSAS, COUNTY OF CRAWFORD  
I hereby certify that this instrument was  
Filed and Recorded in the Official Records  
**Doc Num 2025007817**  
**08/25/2025 04:11:55 PM**  
SHARON BLOUNT BAKER  
CRAWFORD COUNTY CIRCUIT CLERK  
BY: JENNIFER REED