

Reserved for recording
purposes ONLY.

Doc Num 2026000129

\$40.00

01/07/2026 08:32:26

Filed & Recorded in the Official Records of
SHARON R. JOINT BAKER, CIRCUIT CLERK
BY: CHERILYN MALONE

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)

AMENDED MORTGAGEE'S NOTICE OF DEFAULT AND INTENTION TO SELL

THE "MORTGAGEE'S NOTICE OF DEFAULT AND INTENTION TO SELL" RECORDED August 25, 2025, AS INSTRUMENT NUMBER 2025007817, IN THE OFFICE OF THE CIRCUIT CLERK OF CRAWFORD COUNTY, ARKANSAS IS BEING AMENDED TO CHANGE THE DATE OF SALE FROM November 5, 2025, AT OR ABOUT 10:30 AM **TO February 11, 2026, AT OR ABOUT 10:30 AM.** SAID SALE DATE HAD PREVIOUSLY BEEN AMENDED TO January 09, 2026.

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 **February 11, 2026, 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 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 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 Hanesana and Sonemany Hanesana, 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 Mortgage was recorded on **June 25, 2007 in Instrument Number 2007008100**, in the real estate records of Crawford County, Arkansas. Said Mortgage is now held by Mill City Mortgage Loan Trust 2017-3, Wilmington Savings Fund Society, FSB, as Trustee and 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 January 5, 2026.

TIMOTHY D. PADGETT, P.A.

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

By:


Rence Price

Timothy D. Padgett, P.A.

415 North McKinley

Ste 1177

Little Rock, AR 72205

(850) 422-2520

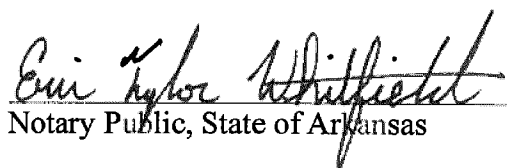
STATE OF ARKANSAS)
) ss.
COUNTY OF PULASKI)

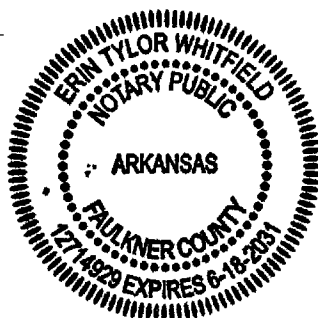
On this 5 day of January, 2026, before me, Erin Tylor Whitfield, a Notary Public, duly commissioned, qualified and acting, within and for said County and State, appeared in person the within named Renee Price of Timothy D. Padgett, P.A., being the person authorized by said Company, to execute such instrument, 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 Mill City Mortgage Loan Trust 2017-3, Wilmington Savings Fund Society, as Trustee, 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 5 day of January, 2026.

My Commission Expires:

6-18-2031


Notary Public, State of Arkansas



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 2026000129
01/07/2026 08:32:26 AM
SHARON BLOUNT BAKER
CRAWFORD COUNTY CIRCUIT CLERK
BY: CHERILYN MALONE