Reserved for recording
purposes ONLY.

TYPE: LAND RECORDS FEE: $30.00 1 OF 4
REC: 11/09/2026 12:36:02 PM | M. TEAGUE
KIND: MISC RECORDING
WHITE COUNTY, AR
SARA CARLTON, CIRCUIT CLERK
FILE NO: L2026-15750

THIS FORM PREPARED BY:
Timothy D. Padgett, P.A.
415 North McKinley
Ste 1177
Little Rock, AR 72205
(850) 422-2520
PLG 26-004985-1

Grantor: **TIMOTHY D. PADGETT, P.A.**
Grantee: **Kimberly Hansen**
(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 July 20, 2026, AS INSTRUMENT L2026-9988, IN THE OFFICE OF THE CIRCUIT CLERK OF WHITE COUNTY, ARKANSAS IS BEING AMENDED TO CHANGE THE DATE OF SALE FROM October 1, 2026, AT OR ABOUT 12:00 PM **TO January 21, 2027, AT OR ABOUT 12:00 PM.** SAID SALE DATE HAD PREVIOUSLY BEEN AMENDED TO November 12, 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 **January 21, 2027, at or about 12:00 PM,** the subject real property described herein below will be sold **at the Main Entrance to the White County Courthouse, 300 North Spruce Street, Searcy, AR 72143** 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 White County, Arkansas more particularly described as follows:

TRACT #A:
A PART OF BLOCK 13 OF MOORE'S ADDITION TO THE CITY

OF SEARCY, WHITE COUNTY, ARKANSAS, PER PLAT BOOK 1, PAGE 3, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT: COMMENCING AT THE SE CORNER OF SAID BLOCK 13 AND RUN THENCE WEST, ALONG THE NORTH RIGHT OF WAY LINE OF MCRAE STREET, 237.0 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUING WEST, ALONG SAID RIGHT OF WAY LINE, 63.0 FEET THENCE NORTH, PARALLEL WITH THE EAST LINE OF SAID BLOCK 13, 300.0 FEET TO THE NORTH LINE OF SAID BLOCK 13; THENCE EAST, PARALLEL WITH MCRAE STREET, 63.0 FEET; THENCE SOUTH, PARALLEL WITH SAID EAST LINE, 300.0 FEET TO THE POINT OF BEGINNING.

AND

ALL THAT PART OF THE E 1/2 OF CLOSED PEAR STREET LYING ADJACENT TO THE WEST LINE OF THE ABOVE DESCRIBED TRACT.

TRACT #B:

A PART OF BLOCK 13 OF MOORE`S ADDITION TO THE CITY OF SEARCY, WHITE COUNTY, ARKANSAS, PER PLAT BOOK 1, PAGE 3, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT: COMMENCING AT THE SE CORNER OF SAID BLOCK 13 AND RUN THENCE WEST, ALONG THE NORTH RIGHT OF WAY LINE OF MCRAE STREET, 237.0 FEET; THENCE NORTH, PARALLEL WITH THE EAST LINE OF SAID BLOCK 13, 148.0 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUING NORTH 152.0 FEET TO THE NORTH LINE OF SAID BLOCK 13; THENCE EAST, PARALLEL WITH MCRAE STREET, 5.0 FEET, THENCE SOUTH, PARALLEL WITH SAID EAST LINE, 152.0 FEET; THENCE WEST, PARALLEL WITH MCRAE STREET, 5.0 FEET TO THE POINT OF BEGINNING.

TRACT #C:

AN EASEMENT TO BE USED FOR DRIVEWAY PURPOSES OVER AND ACROSS THE FOLLOWING DESCRIBED TRACT: A PART OF BLOCK 13 OF MOORE`S ADDITION TO THE CITY OF SEARCY, WHITE COUNTY, ARKANSAS, PER PLAT BOOK 1, PAGE 3, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE SE CORNER OF SAID BLOCK 13 AND RUN THENCE WEST ALONG THE NORTH RIGHT OF WAY LINE OF MCRAE STREET, 222.0 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUING WEST, ALONG SAID NORTH RIGHT OF WAY LINE, 15.0 FEET; THENCE NORTH, PARALLEL WITH THE EAST LINE OF SAID BLOCK 13, 148.0 FEET; THENCE EAST, PARALLEL WITH MCRAE STREET, 15.0 FEET; THENCE SOUTH, PARALLEL WITH SAID EAST LINE, 148.0 FEET TO THE POINT OF BEGINNING.

Street Address: 910 West McRae Avenue, Searcy, AR 72143

WHEREAS on July 2, 2025, Kimberly Hansen a married woman as her sole and separate property executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Premier Mortgage Resources, LLC dba PMRLOANS, LLC which Mortgage was recorded on **July 7, 2025 in Book MORT 2025, Page 17570,** in the real estate records of White County, Arkansas. Said Mortgage is now held by PREMIER MORTGAGE RESOURCES, L.L.C. and which is the party initiating foreclosure. The party initiating foreclosure is PREMIER MORTGAGE RESOURCES, L.L.C and can be contacted at or in care of its servicer initiating foreclosure at: 3138 E. Elwood St. Phoenix, AZ 85034; 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 November 6, 2026.

TIMOTHY D. PADGETT, P.A.
ATTORNEYS-IN-FACT FOR PREMIER MORTGAGE RESOURCES, L.L.C

By: Renee Price

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 6 day of November, 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 PREMIER MORTGAGE RESOURCES, L.L.C, 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 6 day of November, 2026.

Erin Tylor Whitfield
Notary Public, State of Arkansas

My Commission Expires:
6-18-2031



WHITE COUNTY, AR
I CERTIFY THIS INSTRUMENT WAS FILED ON
11/09/2026 12:36:02 PM
AND RECORDED IN REAL ESTATE
FILE NUMBER L2026-15750
SARA CARLTON, CIRCUIT CLERK

Sara B Carlton