



TYPE: LAND RECORDS FEE: \$170.00 1 OF 4
REC: 07/20/2026 08:02:02 AM | M. SHAFER
KIND: NOTICE OF DEFAULT
WHITE COUNTY, AR
SARA CARLTON, CIRCUIT CLERK
FILE NO: **L2026-9988**

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 26-004985-1

Grantor: TIMOTHY D. PADGETT, P.A.
Grantee: KIMBERLY HANSEN
(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 **October 1, 2026, 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 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 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 was recorded on **July 7, 2025 in Book MORT 2025, Page 17570**, in the real estate records of White County, Arkansas. The beneficial interest of said Mortgage has been assigned to PREMIER MORTGAGE RESOURCES, L.L.C., 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 North McKinley, Ste 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 July 15, 2026.

TIMOTHY D. PADGETT, P.A.

SUBSTITUTE TRUSTEE FOR PREMIER MORTGAGE RESOURCES, L.L.C

By:



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)

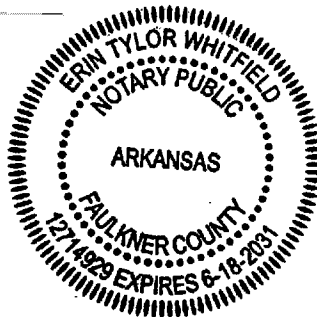
On this 15 day of July, 2026, before me, Erin Tylor Whitfield, a Notary Public, duly commissioned, qualified and acting, within and for said County and State, appeared in person the within named Renee Price of Timothy D. Padgett, P.A., being the person authorized by said Professional Association, to 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 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 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 July, 2026.

My Commission Expires:

6-18-2031

[PLG 26-004985-1]



Erin Tylor Whitfield
Notary Public, State of Arkansas

WHITE COUNTY, AR
I CERTIFY THIS INSTRUMENT WAS FILED ON
07/20/2026 08:02:02 AM
AND RECORDED IN REAL ESTATE
FILE NUMBER L2026-9988
SARA CARLTON, CIRCUIT CLERK

Sara B Carlton