

THIS INSTRUMENT PREPARED
BY AND TO BE RETURNED TO
Mickel Law Firm, P.A.
1501 North University
Ste. 930
Little Rock, AR 72207

Grantor: Tippy, Toney and Tippy, Kaylen

Grantee: Planet Home Lending, LLC

NOTICE OF DEFAULT AND INTENTION TO SELL

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

**IF YOUR PROPERTY IS SOLD YOU WILL REMAIN LIABLE FOR ANY DEFICIENCY AND
AN ACTION TO COLLECT IT MAY BE BROUGHT AGAINST YOU**

**THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION GIVEN MAY BE USED
FOR THAT PURPOSE.**

NOTICE IS HEREBY GIVEN that on Monday, May 15, 2023, at or about 9:00 AM, the following real property will be sold and this statutory foreclosure sale will be held at the front door, inside the main entrance of the Yell County Courthouse, 101 East 5th Street, Danville, Arkansas, or the sale will be held in the place at said venue where foreclosure sales are customarily advertised and/or conducted, to the highest bidder for cash:

Part of the NE 1/4 of the SW 1/4 of Section 27, Township 4 North, Range 21 West, described as follows: Begin at the Southwest corner of said forty and run South 89 deg. 00 min. 45 sec. East 120 feet along the Corps of Engineers fee taking line to the centerline of Craig Road, thence run North 01 deg. 40 min. 32 sec. West, along the centerline of Craig Road, 540 feet to the centerline of Easton Lane, thence run South 89 deg. 00 min. 45 sec. East, along the centerline of Easton Lane, 175 feet to the true Point of beginning, thence run North 00 deg. 59 min. 15 sec. East 130.46 feet to the South right-of-way line of State Highway 60, thence run East, along said South right-of-way line of Highway 60, 185 feet, thence run South 00 deg. 59 min. 15 sec. East 126.90 feet to the centerline of Easton Lane, thence run North 89 deg. 00 min. 45 sec. West 185 feet along the centerline of Easton Lane to the true point of beginning.

More Commonly Known As: 10041 Easton Lane, Plainview, AR 72857.

On January 10, 2020, Toney Tippy and Kaylen Tippy executed a security instrument in favor of "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a Mortgage Electronic Registration System, Inc. ("MERS") solely as a nominee for United Fidelity Funding, CORP, which was recorded on January 22, 2020, in Record Book 565 at Page 104 in the real estate records of Yell County, Arkansas and is now held by Planet Home Lending, LLC.

The default for which foreclosure is made is due to the failure of payment per the terms of the note and security instrument and is now wholly due. Mortgagee or Beneficiary is exercising its power of sale under Ark. Code Ann. Section 18-50-115 and as such has directed Mickel Law Firm,

Tippy, Toney and Tippy, Kaylen
Case: 107586-1

