

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

**Grantor: Brenda S Yielding**  
**Grantee: First Horizon Bank**

**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 Thursday, June 27, 2024, 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 Clay County Courthouse, 800 W. 2nd Street, Corning, 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:

A part of Lots Five (5) and Six (6) in Block Thirty-six (36) in the town (now City) of Corning, Arkansas, more particularly described as follows:

Commence at the Northwest corner of Lot 5 aforesaid, thence Southeasterly along the Northeast side of Lot 5 aforesaid 77 feet; thence Southwesterly at a right angle 1 foot and 10 inches to the true point of beginning; thence continue Southwesterly parallel with the Northwest ends of Lots 5 and 6 aforesaid 98 feet and 2 inches to the Southwest side of Lot 6 aforesaid; thence Southeasterly along the Southwest side of Lot 6 aforesaid 65 feet to the Southeast corner of Lot 6 aforesaid; thence Northeasterly along the Southeast ends of Lots 6 and 5 aforesaid to the Northeast corner of Lot 5 aforesaid; thence Northwesterly in a straight line to the true point of beginning.

Being the same land as incorrectly identified in DR "90" at pages 146 - 148 and DR "94" at pages 368 - 369, more particularly described therein as follows:

A part of Lots Five (5) and Six (6) in Block Thirty-six (36) in the town (now City) of Corning, Arkansas, more particularly described as follows: Commence at the Northeast side of Lot 5 aforesaid, thence Southeasterly along the Northeast side of Lot 5 aforesaid 77 feet; thence Southwesterly at a right angle 1 foot and 10 inches to the true point of beginning; thence continue Southwesterly parallel with the Northwest ends of Lots 5 and 6 aforesaid 98 feet and 2 inches to the Southwest side of Lot 6 aforesaid 65 feet to the Southeast corner of Lot 6 aforesaid; thence Northeasterly along the Southeast ends of Lots 6 and 5 aforesaid to the Northeast corner of Lot 5 aforesaid; thence Northwesterly in a straight line to the point of beginning.

More Commonly Known As: 202 East Main Street, Corning, AR 72422.

On October 28, 2013, Brenda S Yielding executed a security instrument in favor of IBERIABANK, which was recorded on October 28, 2013, in Record Book 101 at Page 1493 in the real estate records of Clay County, Arkansas and is now held by First Horizon Bank .

The default for which foreclosure is made is due to loan maturation per the terms of the note

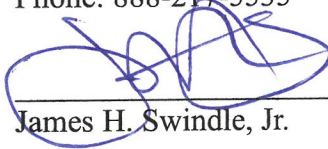
Brenda S Yielding  
Case: 108722-1

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, P.A., as its Attorney-in-Fact or Trustee, to sell the property to satisfy said indebtedness. The party initiating this foreclosure can be contacted at or in care of its servicer: Dovenmuehle Mortgage Inc., One Corporate Drive, Suite 360, Lake Zurich, IL 60047-8924, Phone (800) 669-0340.

This sale is subject to all matters shown on any applicable recorded plat or bill(s) of assurance; any restrictive covenants, easements, set back lines or encroachments; any unpaid and/or delinquent taxes or special assessments; any statutory redemption rights of any governmental entity; any prior liens or encumbrances as well as any priority created by a UCC or fixture filing; and, to any matter that an accurate survey of the property might disclose. This property is being sold "as is" with no representation as the condition of any structure(s) thereon or the accuracy of the above legal description. Transfer taxes and recording fees are the responsibility of the purchaser.

Dated: April 18, 2024

**Mickel Law Firm, P.A.**  
1501 North University  
Ste. 930  
Little Rock, AR 72207  
Phone: 888-217-5535


By:   
James H. Swindle, Jr.

**ACKNOWLEDGMENT**

STATE OF ARKANSAS )  
 ) ss.  
COUNTY OF PULASKI )

On this 18th day of April, 2024, before me, Cecilia Synco, a Notary Public, duly commissioned, qualified and acting, within and for any State and County, appeared in person the within named James H. Swindle, Jr., an attorney of Mickel Law Firm, P.A., a corporation, was duly authorized in his respective capacity to execute the foregoing instrument(s) for and in the name and behalf of said corporation, business trust, estate, partnership, limited liability company, association, joint venture or other legal entity, and further stated and acknowledged that he/she 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 18th day of April, 2024.

  
\_\_\_\_\_  
Notary Public



Brenda S Yielding  
Case: 108722-1