

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

**Grantor:** Clinton Lewis Tipps and Pearlene S. Tipps

**Grantee:** LLACG Community Investment Fund

**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 Friday, June 28, 2024, at or about 11:30 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 Chicot County Courthouse, 108 Main Street, Lake Village, 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:

SO MUCH OF THE SOUTH PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 16 SOUTH, RANGE 2 WEST, THAT LAYS WITHIN THE FOLLOWING LIMITS: BEGINNING AT THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED BY SAMUEL BURGIE AND WIFE, TO MATTIE G. SIMMS AS SHOWN BY DEED RECORDED IN DEED RECORD BOOK C-1, PAGE 595, OF THE RECORDS OF SAID COUNTY, TO WHICH REFERENCE IS HEREBY MADE, THENCE NORTH ALONG THE EASTERN BOUNDARY OF SAID TRACT 125 FEET TO A STAKE; THENCE WESTERLY AND PARALLEL TO THE SOUTHERN BOUNDARY LINE OF SAID TRACT 735 FEET TO A STAKE ON THE SECTION LINE TO THE POINT OF BEGINNING OF THE LOT HEREBY DESCRIBED AND BEGINNING AT THE SOUTHWEST CORNER THEREOF; THENCE NORTHERLY ON SAID SECTION LINE A DISTANCE OF 62 1/2 FEET TO A STAKE AND BEING THE NORTHWEST CORNER OF THE LOT HEREBY DESCRIBED; THENCE EASTERLY PARALLEL WITH THE SOUTHERN BOUNDARY LINE OF SAID TRACT 148 FEET TO A STAKE ON THE WESTERN BOUNDARY LINE OF SOUTH COKLEY AVENUE, AND THE NORTHEAST CORNER OF THE LOT HEREBY CONVEYED; THENCE IN A SOUTHERN DIRECTION ALONG THE WESTERN BOUNDARY LINE OF SAID SOUTH COKLEY AVENUE, A DISTANCE OF 62 1/2 FEET TO A STAKE; AND BEING THE SOUTHEAST CORNER OF THE LOT HEREBY DESCRIBED; THENCE WESTERLY AND PARALLEL TO THE SOUTH BOUNDARY LINE OF SAID TRACT 148 FEET TO THE POINT OF BEGINNING. SAID ABOVE DESCRIBED LOT BEING IN MRS. E. C. CARLTON ADDITION, LAKE VILLAGE, ARKANSAS.

More Commonly Known As: 1426 S. Cokley St., Lake Village, AR 71653.

On March 19, 2013, Clinton Lewis Tipps and Pearlene S. Tipps executed a security instrument in favor of Mortgage Electronic Registration Systems, Inc. ("MERS") solely as nominee for One Reverse Mortgage, LLC, which was recorded on April 2, 2013, in Record Book 2013 at Page 562 in the real estate records of Chicot County, Arkansas and is now held by LLACG Community Investment Fund.

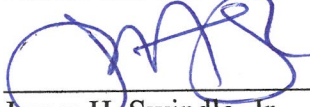
Clinton Lewis Tipps and Pearlene S. Tipps  
Case: 108641-1

The default for which foreclosure is made is due to the death of the borrower 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: Anders Capital Group  
16815 Von Karman Suite #160, Irvine, CA 92606, 562-618-5926.

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 17, 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 17th 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 17th day of April, 2024.

  
Notary Public

