



**2024029364**  
PULASKI CO. AR FEE \$25.00  
PRESENTED  
6/11/2024 4:47:51 PM  
RECORDED  
06/12/2024 08:42:59 AM  
TERRI HOLLINGSWORTH  
Circuit / County Clerk  
BY: NICOLE TUCKER  
DEPUTY RECORDER

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Prepared by:  
AI.BERTELLI LAW  
1 INFORMATION WAY  
SUITE 201  
LITTLE ROCK, AR 72202  
(501) 406-0855  
ALAW File 24-008427

**MORTGAGEE'S NOTICE OF DEFAULT AND INTENTION TO SELL  
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 August 21, 2024 at or about 9:00AM, the subject real property described herein below will be sold at the Main Entrance of the Pulaski County Courthouse, 401 West Markham, Little Rock, AR 72201 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 THE TIME OF SALE AND ALL TRANSFER TAXES WILL BE THE RESPONSIBILITY OF THE PURCHASER.

WHEREAS, the property secured under the Mortgage is located in Pulaski County, Arkansas more particularly described as follows:

THE FOLLOWING DESCRIBED REAL PROPERTY SITUATE IN THE CITY OF LITTLE ROCK, COUNTY OF PULASKI, AND STATE OF ARKANSAS, TO WIT:

LOT 39, TALL TIMBER WEST, PHASE II, A SUBDIVISION IN THE CITY OF LITTLE ROCK, PULASKI COUNTY, ARKANSAS.

Street Address: 5119 Timberland Dr Little Rock AR 72204

WHEREAS on August 1, 2006 Benjamin Wilburn and Kim Wilburn, husband and wife, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for First Franklin a division of NAT. City Bank of IN. Said Mortgage was recorded on August 24, 2006 as Instrument No. 2006066891 in the real property records of Pulaski County, Arkansas. Said Mortgage was subsequently assigned to LaSalle Bank, N.A. as Trustee for the MLMI Trust Series 2007-SD1 by virtue of an assignment dated February 6, 2008 and recorded on February 19, 2008 as Instrument No. 2008010982 in the real

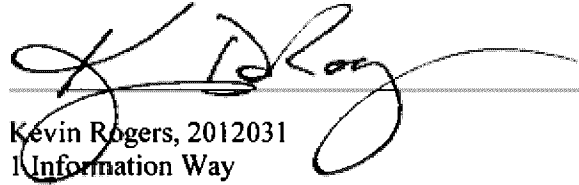
property records of Pulaski County, Arkansas. Said Mortgage was subsequently assigned to U.S. Bank, National Association, as successor trustee to Bank of America N.A., as successor by merger to LaSalle Bank, N.A. as Trustee for the certificate holders of the MLMI Trust, Mortgage Loan Asset-Backed certificates, Series 2007-SD1 by virtue of an assignment dated November 23, 2011 and recorded on November 29, 2011 as Instrument No. 2011070280 in the real property records of Pulaski County, Arkansas. Said Mortgage was subsequently assigned to U.S. Bank National Association, as Trustee, for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-SD1 by virtue of an assignment dated January 27, 2017 and recorded on February 7, 2017 as Instrument No. 2017008526 in the real property records of Pulaski County, Arkansas. The party initiating foreclosure can be contacted at or in care of its servicer initiating foreclosure at: U.S. Bank National Association, as Trustee, for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-SD1 8950 Cypress Waters Blvd Coppell TX 75019 at Telephone No. 888-480-2432; 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, specifically the installment due January 1, 2022, and each subsequent payment to date are now due; and the holder of the debt has requested the undersigned to sell the property to satisfy said indebtedness. This sale is subject to all matters shown on any applicable recorded plat or bill(s) of assurance; any restrictive covenants, easements, set back liens 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.

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WITNESS my hand this 11 day of June, 2024. U.S. Bank National Association, as Trustee, for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-SD1, by its attorney-in-fact, Albertelli Law

  
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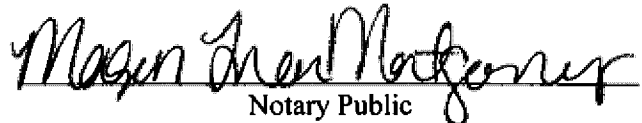
Kevin Rogers, 2012031  
Information Way  
Suite 201  
Little Rock, AR 72202  
501-406-0855  
A LAW No. 24-008427

ACKNOWLEDGEMENT

STATE OF ARKANSAS           §  
COUNTY OF PULASKI       §

On this 11 day of June, 2024, before me, the undersigned officer, personally appeared Kevin Rogers, known to me to be the person who subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

  
Notary Public

My Commission Expires: 4/14/2033

