

NOTICE OF MORTGAGE

FORECLOSURE SALE

NOTICE IS HEREBY GIVEN that default has occurred in the conditions of the following described mortgage:

DATE OF MORTGAGE:

December 28, 2006

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$210,000.00

MORTGAGOR(S): Pamala I. Ivers and Donald C. Ivers, Wife and Husband, As Joint Tenants

MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as nominee for New Century Mortgage Corporation, its successors and/or assigns

DATE AND PLACE OF RECORDING:

Recorded: January 23, 2007

Sherburne County Recorder

Document Number: 641479

And Reformed By Court Order:

Recorded: August 21, 2018

Sherburne County Recorder

Document Number: 861005

ASSIGNMENTS OF MORTGAGE:

And assigned to: DEUTSCHE BANK NATIONAL TRUST COMPANY, as trustee for SECURITIZED ASSET BACKED RECEIVABLES LLC TRUST 2007-BR4, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-BR4

Dated: April 18, 2017

Recorded: April 20, 2017

Sherburne County Recorder

Document Number: 837303

Transaction Agent: Mortgage Electronic Registration Systems, Inc.

Transaction Agent Mortgage Identification Number:

100488910116245936

Lender or Broker: New Century Mortgage Corporation

Residential Mortgage Servicer:

Ocwen Loan Servicing, LLC

Mortgage Originator:

Not Applicable

COUNTY IN WHICH PROPERTY IS LOCATED: Sherburne

Property Address: 13213 293rd

Ave, Princeton, MN 55371-3419

Tax Parcel ID Number:

01-029-2105; 01-029-2115

LEGAL DESCRIPTION OF

PROPERTY: Beginning at the

Southeast Corner of the North 50

rods of the Northwest Quarter of

Section 29, Township 35, Range

26, thence North along the East line

of said tract a distance of 10 rods

which is the point of commence-

ment of the tract herein conveyed;

thence West at right angles a distance

of 370 feet; thence North at

rights angles a distance of approx-

imately 40 rods and to the North

line of said Northwest Quarter of

Section 29, Township 35, Range

26; thence East along said North

line of said Northwest Quarter to

the Northeast corner of said North-

west Quarter, thence South along

the East line a distance of ap-

proximately 40 rods to the point of

commencement of the tract herein

described, according to the United

States Government Survey thereof

and situate in Sherburne County,

Minnesota

AND

That part of the Northwest Quar-

ter of Section 29, Township 35,

Range 26, described as follows:

Commencing at a point on the

East line of said Northwest Quarter,

which point is 40 rods (660 feet)

South of the Northeast corner of

said Northwest Quarter; thence

West at right angles a distance

of 370 feet, which is the point of

beginning of the tract herein con-

veyed, thence North at right angles

a distance of 40 rods (660 feet) and

to the North line of said Northwest

Quarter; thence West along the

North line thereof a distance of 290

feet; thence South at right angles to

the South line of the North 50 rods

(825 feet) of the Northwest Quarter;

thence East along said South line

of said North 50 rods (825 feet) of

Northwest Quarter, a distance of

6 rods (99 feet); thence North at

right angles a distance of 10 rods

(165 feet); thence East to the point

of beginning of the tract herein de-

scribed, according to the United

States Government Survey thereof

and situate in Sherburne County,

Minnesota

AMOUNT DUE AND CLAIMED

TO BE DUE AS OF DATE OF NO-

TICE: \$230,526.66

THAT all pre-foreclosure require-

ments have been complied with;

that no action or proceeding has

been instituted at law or otherwise

to recover the debt secured by said

mortgage, or any part thereof;

PURSUANT to the power of sale

contained in said mortgage, the

above-described property will be

sold by the Sheriff of said county

as follows:

DATE AND TIME OF SALE:

October 23, 2018 at 10:00 AM

PLACE OF SALE: Sheriff's Main

Office, Courthouse, 13880 High-

way 10, Elk River, Minnesota

to pay the debt secured by said

mortgage and taxes, if any, on

said premises and the costs and

disbursements, including attorney

fees allowed by law, subject to re-

demption within six (6) months from

the date of said sale by the mort-

gagor(s), their personal representa-

tives or assigns.

If the Mortgage is not reinstated

under Minn. Stat. §580.30 or the

property is not redeemed under

Minn. Stat. §580.23, the Mortgagor

must vacate the property on or be-

fore 11:59 p.m. on April 23, 2019,

or the next business day if April 23,

2019 falls on a Saturday, Sunday or

legal holiday.

Mortgagor(s) released from fi-

nancial obligation: NONE

THIS COMMUNICATION IS

FROM A DEBT COLLECTOR AT-

TEMPTING TO COLLECT A DEBT.

ANY INFORMATION OBTAINED

WILL BE USED FOR THAT PUR-

POSE.

THE RIGHT TO VERIFICATION

OF THE DEBT AND IDENTITY OF

THE ORIGINAL CREDITOR WITHIN

THE TIME PROVIDED BY LAW IS

NOT AFFECTED BY THIS ACTION.

THE TIME ALLOWED BY LAW

FOR REDEMPTION BY THE

MORTGAGOR, THE MORTGAG-

OR'S PERSONAL REPRESENT-

TATIVES OR ASSIGNS, MAY BE

REDUCED TO FIVE WEEKS IF A

JUDICIAL ORDER IS ENTERED

UNDER MINNESOTA STATUTES,

SECTION 582.032, DETERMIN-

ING, AMONG OTHER THINGS,

THAT THE MORTGAGED PREM-

ISES ARE IMPROVED WITH A

RESIDENTIAL DWELLING OF

LESS THAN FIVE UNITS, ARE NOT

PROPERTY USED IN AGRICUL-

TURAL PRODUCTION, AND ARE

ABANDONED.

DATED: August 30, 2018

ASSIGNEE OF MORTGAGEE:

DEUTSCHE BANK NATIONAL

TRUST COMPANY, as trustee for

SECURITIZED ASSET BACKED

RECEIVABLES LLC TRUST

2007-BR4, MORTGAGE PASS-

THROUGH CERTIFICATES, SE-

RIES 2007-BR4

Wilford, Geske & Cook P.A.

Attorneys for Assignee of Mortgag-

ee

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