

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): Pamela 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 commencement of the tract herein conveyed; thence West at right angles a distance of 370 feet; thence North at rights angles a distance of approximately 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 North line of said Northwest Quarter to the Northeast corner of said Northwest Quarter, thence South along the East line a distance of approximately 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 Quarter 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 conveyed, 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 North line of said Northwest Quarter to the Northeast corner of said Northwest Quarter, thence South along the East line a distance of approximately 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

DATE AND TIME OF SALE: October 23, 2018 at 10:00 AM

PLACE OF SALE: Sheriff's Main Office, Courthouse, 13880 Highway 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 redemption within six (6) months from the date of said sale by the mortgagor(s) their personal representatives 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 before 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 financial obligation: NONE

THIS COMMUNICATION IS FROM A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

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 MORTGAGOR'S PERSONAL REPRESENTATIVES OR ASSIGNS, MAY BE REDUCED TO FIVE WEEKS IF A JUDICIAL ORDER IS ENTERED UNDER MINNESOTA STATUTES.

SECTION 580.032 DETERMINING, AMONG OTHER THINGS, THAT THE MORTGAGED PREMISES ARE IMPROVED WITH A RESIDENTIAL OWNERSHIP OF LESS THAN FIVE UNITS, ARE NOT PROPERTY USED IN AGRICULTURAL PRODUCTION, AND ARE ABANDONED.

**DATE: 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, SERIES 2007-BR4**

**Witford, Geske & Cook PA
Attorneys for Assignee of Mortgagor**

**7616 Currell Blvd, Ste 200
Woodbury, MN 55125-2296**

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