

# NOTICE OF MORTGAGE

## FORECLOSURE SALE

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.

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

Mortgagor: Michael J. Hendrickson, a single person and Megan S. Benson, a single person

Mortgagee: Mortgage Electronic Registration Systems, Inc. as nominee for Decision One Mortgage Company, LLC

Dated: 10/27/2006

Recorded: 04/17/2007

Chisago County Recorder Document No. A-483941

Assigned To: Deutsche Bank National Trust Company, as Trustee for Saxon Asset Securities Trust 2007-3, Mortgage Loan Asset Backed Certificates, Series 2007-3

Dated: 01/16/2019

Recorded: 01/23/2019

Chisago County Recorder Document No. A616228

Transaction Agent: Mortgage Electronic Registration Systems, Inc.

Transaction Agent Mortgage Identification Number:

100077910007048099

Lender or Broker: Decision One Mortgage Company, LLC

Residential Mortgage Servicer: Ocwen Loan Servicing, LLC

Mortgage Originator: Decision One Mortgage Company, LLC

LEGAL DESCRIPTION OF PROPERTY: Lot 16, Block 15, Roger's Addition to Wyoming.

This is Abstract Property.

TAX PARCEL NO.: 21.00291.00

ADDRESS OF PROPERTY:

26595 Fenwick Ave

Wyoming, MN 55092

COUNTY IN WHICH PROPERTY IS LOCATED: Chisago

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$157,900.00

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$146,816.99

That prior to the commencement of this mortgage foreclosure proceeding Mortgagee/Assignee of Mortgagee complied with all notice requirements as required by statute; 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:

March 27, 2019, 10:00 AM

PLACE OF SALE: Sheriff's Main Office, 15230 Per Road, Center City, MN

to pay the debt then secured by said Mortgage, and taxes, if any, on said premises, and the costs and disbursements, including attorneys' fees allowed by law subject to redemption within 6 Months from the date of said sale by the mortgagor(s), their personal representatives or assigns.

DATE TO VACATE PROPERTY: The date on or before which the mortgagor must vacate the property if the mortgage is not reinstated under Minnesota Statutes section 580.30 or the property redeemed under Minnesota Statutes section 580.23 is September 27, 2019 at 11:59 p.m. If the foregoing date is a Saturday, Sunday or legal holiday, then the date to vacate is the next business day at 11:59 p.m.

MORTGAGOR(S) RELEASED FROM FINANCIAL OBLIGATION ON MORTGAGE: NONE

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

Dated: February 8, 2019

Deutsche Bank National Trust Company, as Trustee for Saxon Asset Securities Trust 2007-3, Mortgage Loan Asset Backed Certificates, Series 2007-3,

Assignee of Mortgagee

By: PFB LAW, PROFESSIONAL ASSOCIATION

Attorneys for:

Deutsche Bank National Trust Company, as Trustee for Saxon Asset Securities Trust 2007-3, Mortgage Loan Asset Backed Certificates, Series 2007-3,

Assignee of Mortgagee

55 East Fifth Street, Suite 800

St. Paul, MN 55101-1718

651-291-8955

651-228-1753 (fax)

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

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