

NOTICE OF MORTGAGE

FORECLOSURE SALE

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

DATE OF MORTGAGE:

February 09, 2007

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$180,000.00

MORTGAGOR(S): Larry P. Sumner and Karey A. Sumner, Husband and Wife, as Joint Tenants

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

DATE AND PLACE OF RECORDING:

Recorded: February 21, 2007

Mille Lacs County Recorder

Document Number: 339501

ASSIGNMENTS OF MORTGAGE:

And assigned to: Deutsche Bank National Trust Company, as Trustee for Novastar Mortgage Funding Trust, Series 2007-2, Novastar Home Equity Loan Asset-Backed Certificates, Series 2007-2

Dated: July 08, 2015

Recorded: August 17, 2015 Mille Lacs County Recorder

Document Number: A391173

And Corrective Assignment Recorded: September 06, 2017 Mille Lacs County Recorder

Document Number: A402328

Transaction Agent: Mortgage Electronic Registration Systems, Inc.

Transaction Agent Mortgage Identification Number:

100080190063582209

Lender or Broker:

Novastar Mortgage, Inc.

Residential Mortgage Servicer:

Ocwen Loan Servicing, LLC

Mortgage Originator:

Not Applicable

COUNTY IN WHICH PROPERTY IS LOCATED: Mille Lacs

Property Address: 40563 10th Ave, Isle, MN 56342-2629

Tax Parcel ID Number:

08-012-0105

LEGAL DESCRIPTION OF PROPERTY: The North 521.4 feet of the South 851.4 feet of the East Half of The Southeast Quarter of the Northeast Quarter of Section 12, Township 42, Range 25, Mille Lacs County, Minnesota

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$174,986.96

THAT all pre-foreclosure requirements 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:

December 12, 2017 at 10:00 AM

PLACE OF SALE: 640 3rd Street S.E., South Door of Sheriff's Office, Milaca, 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 June 12, 2018, or the next business day if June 12, 2018 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 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: October 25, 2017

ASSIGNEE OF MORTGAGEE: Deutsche Bank National Trust Company, as Trustee for Novastar Mortgage Funding Trust, Series 2007-2, Novastar Home Equity Loan Asset-Backed Certificates, Series 2007-2

Wilford, Geske & Cook P.A.

Attorneys for Assignee of Mortgagee

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