

NOTICE OF MORTGAGE

FORECLOSURE SALE

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

DATE OF MORTGAGE: August 30, 2004

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$282,000.00

MORTGAGOR(S):

Thomas A Dryer, a single man

MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for IndyMac Bank, F.S.B., a federally chartered savings bank, its successors and assigns

DATE AND PLACE OF RECORDING:

Recorded: September 15, 2004

Carver County Recorder

Document Number: A396788

ASSIGNMENTS OF MORTGAGE:

And assigned to: Deutsche Bank National Trust Company as Trustee for IndyMac INDX Mortgage Loan Trust 2004-AR8, Mortgage Pass-Through Certificates Series 2004-AR8

Dated: August 22, 2014

Recorded: September 19, 2014

Carver County Recorder

Document Number: A599603

Transaction Agent: Mortgage Electronic Registration Systems, Inc.

Transaction Agent Mortgage

Identification Number:

100055400039667575

Lender/Broker/Mortgage Originator: IndyMac Bank, F.S.B., a federally chartered savings bank

Residential Mortgage Servicer: PHH Mortgage Corporation

COUNTY IN WHICH PROPERTY IS LOCATED: Carver

Property Address:

1128 Prairie Rose Way,

Victoria, MN 55386

Tax Parcel ID Number:

65.4300600

LEGAL DESCRIPTION OF

PROPERTY: Lot 4, Block 5, Savanna Valley, according to the recorded plat thereof, and situate in Carver County, Minnesota

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$158,473.93

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:

November 14, 2024 at 10:00 AM

PLACE OF SALE:

County Sheriff's office,

North Main Entrance

of the Carver County Justice

Center, Main Lobby,

606 East Fourth Street,

Chaska, 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 twelve (12) 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 November 14, 2025, or the next business day if November 14, 2025 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: September 24, 2024

MORTGAGEE: DEUTSCHE BANK

NATIONAL TRUST COMPANY as

Trustee for INDYMAC INDX MORTGAGE LOAN TRUST 2004-AR8,

MORTGAGE PASS-THROUGH

CERTIFICATES Series 2004-AR8

Wilford, Geske & Cook, P.A.

Attorneys for Mortgagee

7616 Currell Boulevard, Suite 200

Woodbury, MN 55125

(651) 209-3300

File Number: 055345-F1

NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE SALE

The above referenced sale scheduled for November 14, 2024 at 10:00 AM has been postponed to December 11, 2024 at 10:00 AM in the Carver County Sheriff's office, North Main Entrance of the Carver County Justice Center, Main Lobby, 606 East Fourth Street, Chaska, Minnesota in said County and State.

DATED: November 4, 2024

MORTGAGEE: DEUTSCHE BANK

NATIONAL TRUST COMPANY as

Trustee for INDYMAC INDX

MORTGAGE LOAN TRUST

2004-AR8, MORTGAGE

PASS-THROUGH

CERTIFICATES Series 2004-AR8

Wilford, Geske & Cook, P.A.

Attorneys for Mortgagee

7616 Currell Boulevard,

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Woodbury, MN 55125

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