

RECEIVED APR 14 2026

STATE OF WISCONSIN

CIRCUIT COURT

WAUKESHA COUNTY

Deutsche Bank National Trust Company, as Trustee for the
Pooling and Servicing Agreement dated as of November 1,
2006 Securitized Asset Backed Receivables LLC Trust
2006-FR4

NOTICE OF FORECLOSURE SALE

Case No. 25-CV-001963

Plaintiff,

vs.

Sam Saengphaphat, Quyen Saengphaphat and Mortgage
Electronic Registration Systems, Inc. as mortgagee as
nominee for Fremont Investment & Loan

Defendants.

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on December 2, 2025 in the amount of \$290,242.77 the Sheriff will sell the described premises at public auction as follows:

TIME: June 10, 2026 at 10:00 a.m.

TERMS: Pursuant to said judgment, 10% of the successful bid must be paid to the sheriff at the sale in cash, cashier's check or certified funds, payable to the Waukesha County Sheriff's Dept. (personal checks cannot and will not be accepted). The balance of the successful bid must be paid to the clerk of courts in cash, cashier's check or certified funds no later than ten days after the court's confirmation of the sale or else the 10% down payment is forfeited to the plaintiff. The property is sold 'as is' and subject to all liens and encumbrances.

PLACE: In the main lobby of the Sheriff Department/Justice Center, Door #8 (new building behind courthouse)

DESCRIPTION: Lot 4 together with an undivided 1/25th interest in Outlots 1, 2, and 3 in High Point Estates, in the Southwest 1/4 of Section 23, Town 7 North, Range 18 East, in the Town of Delafield, Waukesha County, Wisconsin.

PROPERTY ADDRESS: N15W29874 Brookstone Cir Pewaukee, WI 53072-4802

DATED: April 1, 2026

Gray & Associates, L.L.P.
Attorneys for Plaintiff
16345 West Glendale Drive
New Berlin, WI 53151-2841
(414) 224-8404

Eric Severson

Eric Severson
Waukesha County Sheriff

Please go to www.gray-law.com to obtain the bid for this sale.

Gray & Associates, L.L.P. is attempting to collect a debt and any information obtained will be used for that purpose. If you have previously received a discharge in a chapter 7 bankruptcy case, this communication should not be construed as an attempt to hold you personally liable for the debt.