

NOTICE OF MORTGAGE FORECLOSURE SALE

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

DATE OF MORTGAGE:

January 16, 2017

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$184,981.00

MORTGAGOR(S): Brenda Marie Wastphal, a single person

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

DATE AND PLACE OF RECORDING:

Recorded: January 24, 2017
Sherburne County Recorder

Document Number: 833427

ASSIGNMENTS OF MORTGAGE:

And assigned to: PennyMac Loan Services, LLC

Dated: November 15, 2017

Recorded: November 21, 2017
Sherburne County Recorder

Document Number: 848402

Transaction Agent: Mortgage Electronic Registration Systems, Inc.

Transaction Agent Mortgage Identification Number: 100061907000583856

Lender or Broker: Summit Mortgage Corporation

Residential Mortgage Servicer: PennyMac Loan Services, LLC

Mortgage Originator:

Not Applicable

COUNTY IN WHICH PROPERTY IS LOCATED: Sherburne

Property Address: 421 Pleasant Ave, Big Lake, MN 55309-9571

Tax Parcel ID Number:

65-404-0211

LEGAL DESCRIPTION OF PROPERTY: The East Half (E 1/2) of Lot Two (2) and all of Lot Three (3), Block Two (2), J.M. Havens Addition to Big Lake, Sherburne County, Minnesota

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$190,412.98

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:

January 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 July 23, 2018, or the next business day if July 23, 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: December 09, 2017

ASSIGNEE OF MORTGAGEE: PennyMac Loan Services, LLC

Wilford Geske & Cook PA
Attorneys for Assignee of Mortgagee

7616 Currell Blvd Ste 200
Woodbury, MN 55125-2296

(651) 209-3300

File Number: 038730F01

**NOTICE OF
POSTPONEMENT
OF MORTGAGE
FORECLOSURE SALE**

The above referenced sale scheduled for January 23, 2018 at 10:00 AM has been postponed to

March 22, 2018 at 10:00 AM in the Sheriff's Main Office, Courthouse,

13880 Highway 10, Elk River, Minnesota in said County and State.

DATED: January 03, 2018

ASSIGNEE OF MORTGAGEE: PennyMac Loan Services, LLC

Wilford Geske & Cook PA
Attorneys for Assignee of Mortgagee

7616 Currell Blvd Ste 200
Woodbury, MN 55125-2296

(651) 209-3300

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