

# NOTICE OF MORTGAGE

## FORECLOSURE SALE

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

DATE OF MORTGAGE:

June 02, 2015

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$162,000.00

MORTGAGOR(S): Mark Wayne Passer II and Mary Passer husband and wife as joint tenants

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

DATE AND PLACE OF REGISTERING:

Registered: June 26, 2015 Sherburne County Registrar of Titles

Document Number: 51272

ASSIGNMENTS OF MORTGAGE:

And assigned to: RoundPoint Mortgage Servicing Corporation

Dated: December 07, 2018

Registered: December 11, 2018 Sherburne County Registrar of Titles

Document Number: 55510

Transaction Agent: Mortgage Electronic Registration Systems, Inc.

Transaction Agent Mortgage Identification Number:

100273872511022006

Lender or Broker:

Envoy Mortgage, LTD.

Residential Mortgage Servicer:

RoundPoint Mortgage Servicing Corporation

Mortgage Originator:

Not Applicable

CERTIFICATE OF TITLE NUMBER: 10112

COUNTY IN WHICH PROPERTY IS LOCATED: Sherburne

Property Address: 4405 Sterling Dr, Big Lake, MN 55309-8846

Tax Parcel ID Number:

654870215

LEGAL DESCRIPTION OF PROPERTY: Lot 3, Block 2, The Shores of Lake Mitchell Third Addition, Sherburne County, Minnesota

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$158,236.21

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; that this is registered property;

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:

February 12, 2019 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 August 12, 2019, or the next business day if August 12, 2019 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 26, 2018

ASSIGNEE OF MORTGAGEE: RoundPoint Mortgage Servicing Corporation

Wilford, Geske & Cook P.A.

Attorneys for Assignee of Mortgagee

7616 Currell Blvd; Ste 200

Woodbury, MN 55125-2296

(651) 209-3300

File Number: 041173F01

Published in the

Star News

December 29, 2018

January 5, 12, 19, 26,

February 2, 2019

892756