

NOTICE OF MORTGAGE

FORECLOSURE SALE

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.

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

DATE OF MORTGAGE:

November 14, 2013

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$152,040.00

MORTGAGOR(S):

Dustin Mortenson, a single man

MORTGAGEE: Mortgage Electronic Registration Systems, Inc., a Delaware corporation, as nominee for Guaranteed Rate, Inc., a Delaware corporation

DATE AND PLACE OF FILING: Recorded on November 22, 2013 as Document Number A382770 in the Office of the County Recorder of Mille Lacs County, Minnesota.

ASSIGNMENTS OF MORTGAGE: Assigned to: Wells Fargo Bank, N.A. by assignment recorded on February 3, 2015 as Document Number A388498 in the Office of the County Recorder of Mille Lacs County, Minnesota.

LEGAL DESCRIPTION OF PROPERTY: That part of the Northeast Quarter of the Southeast Quarter of Section 4, Township 36, Range 26, described as follows:

Commencing at the Southeast corner of said Northeast Quarter of the Southeast Quarter; thence Westerly along the South line thereof to the center line of 80th Avenue as traveled and to the point of beginning of the property to be described; thence Northerly along said center line to the North line of the South 330.00 feet of said Northeast Quarter of the Southeast Quarter; thence Westerly along said North line of the South 330.00 feet a distance of 330.00 feet; thence Southerly at a right angle, to said South line of the Northeast Quarter of the Southeast Quarter; thence Easterly along said South line to said point of beginning, Mille Lacs County, Minnesota.

STREET ADDRESS OF PROPERTY: 6243 80TH AVE, PRINCETON, MN 55371

COUNTY IN WHICH PROPERTY IS LOCATED:

Mille Lacs County, Minnesota.

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE:

\$153,407.52

TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc.

NAME OF MORTGAGE ORIGINATOR: Guaranteed Rate, Inc., a Delaware corporation

RESIDENTIAL SERVICER:

Wells Fargo Bank, N.A.

TAX PARCEL IDENTIFICATION NUMBER: 16-004-1301

TRANSACTION AGENT'S MORTGAGE IDENTIFICATION NUMBER: 100196399004774194

THAT no action or proceeding has been instituted at law to recover the debt then remaining secured by such mortgage, or any part thereof, or, if the action or proceeding has been instituted, that the same has been discontinued, or that an execution upon the judgment rendered therein has been returned unsatisfied, in whole or in part.

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:

October 18, 2018 at 10:00 AM.

PLACE OF SALE: Mille Lacs County Sheriff's Office, 640 3rd Street SE, Milaca, Minnesota.

to pay the debt then secured by said mortgage and taxes, if any actually paid by the mortgagee, on the premises and the costs and disbursements allowed by law. The time allowed by law for redemption by said mortgagor(s), their personal representatives or assigns is six (6) months from the date of sale. The time allowed by law for redemption by the United States of America or any agency thereof is twelve (12) months from the date of the sale.

TIME AND DATE TO VACATE PROPERTY: Unless said mortgage is reinstated or the property redeemed, or unless the time for redemption is reduced by judicial order, you must vacate the premises by 11:59 p.m. on April 18, 2019.

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.

MORTGAGOR(S) RELEASED FROM FINANCIAL OBLIGATION ON MORTGAGE: None

Dated: August 23, 2018

WELLS FARGO BANK, N.A.

Mortgagee

THE ACADEMY LAW GROUP, P.A.

By: /s/

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THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.

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