

## **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:

Mortgagor: Rick G Carlson, a married person

Mortgagee: Mortgage Electronic Registration Systems, Inc. as nominee for WMC Mortgage Corp.

Dated: 07/12/2004

Recorded: 08/27/2004

Chisago County Recorder Document No. A-435190

Assigned To: U.S. Bank National Association, As Trustee For The Registered Holder Of Asset Backed Securities Corporation Home Equity Loan Trust 2004-HE7 Asset Backed Pass-Through Certificates, Series 2004-HE7

Dated: 10/11/2018

Recorded: 10/18/2018

Chisago County Recorder Document No. A613647

Transaction Agent:

Mortgage Electronic Registration Systems, Inc.

Transaction Agent Mortgage Identification Number:

100136300110095436

Lender or Broker: WMC Mortgage Corp.

Residential Mortgage Servicer:

Ocwen Loan Servicing, LLC

Mortgage Originator:

WMC Mortgage Corp.

**LEGAL DESCRIPTION OF PROPERTY:** That part of the South 600 feet of the Northeast Quarter of the Southeast Quarter of Section 25, Township 34, Range 20, Chisago County, Minnesota, lying West-

erly of the center line of the existing township road.

This is Abstract Property.

TAX PARCEL NO.: 02.00721.00

ADDRESS OF PROPERTY:

31288 Quinlan Ave

Center City, MN 55012

COUNTY IN WHICH PROPERTY IS LOCATED: Chisago

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$172,800.00

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$9,603.10

That prior to the commencement of this mortgage foreclosure proceeding Mortgagee/Assignee of Mortgagee complied with all notice requirements as required by statute; 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:

December 19, 2018, 10:00 AM

PLACE OF SALE: Sheriff's Main Office, 15230 Per Road, Center City, MN to pay the debt then secured by said Mortgage, and taxes, if any, on said premises, and the costs and disbursements, including attorneys' fees allowed by law subject to redemption within 1 Year from the date of said sale by the mortgagor(s), their personal representatives or assigns.

DATE TO VACATE PROPERTY: The date on or before which the mortgagor must vacate the property if the mortgage is not reinstated under Minnesota Statutes section 580.30 or the property redeemed under Minnesota Statutes section 580.23 is December 19, 2019 at 11:59 p.m. If the foregoing date is a Saturday, Sunday or legal holiday, then the date to vacate is the next business day at 11:59 p.m.

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

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: October 31, 2018

U.S. Bank National Association, As Trustee For The Registered Holder Of Asset Backed Securities Corporation Home Equity Loan Trust 2004-HE7 Asset Backed Pass-Through Certificates, Series 2004-HE7, Assignee of Mortgagee

By: PFB LAW, PROFESSIONAL ASSOCIATION

Attorneys for:

U.S. Bank National Association, As Trustee For The Registered Holder Of Asset Backed Securities Corporation Home Equity Loan Trust 2004-HE7 Asset Backed Pass-Through Certificates, Series 2004-HE7, Assignee of Mortgagee

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THIS COMMUNICATION IS FROM A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

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