NOTICE OF MORTGAGE FORECLOSURE SALE

18-110643

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: August 1, 2016

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: $77,120.00

MORTGAGOR(S): Cassidy R Oldenburg, a single person and Autumn J Brabbit, a single person

MORTGAGEE: Wells Fargo Bank, N.A.

LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON THE MORTGAGE: Wells Fargo Bank, N.A.

SERVICER: Wells Fargo Bank, N.A.

DATE AND PLACE OF FILING: Filed August 2, 2016, Houston County Recorder, as Document Number A285123

LEGAL DESCRIPTION OF PROPERTY:

A piece of land described as commencing at a point on the public road which is 33 feet West of a point 180 feet North of the Southeast corner of the North half of the Northeast quarter (N1/2 NE1/4) of Section 24 Township 102 North Range 6 West of the Fifth Principal Meridian running thence West 120 feet, thence North 70 feet thence East 120 feet, thence South 70 feet to the point of beginning.

PROPERTY ADDRESS:

522 E Monroe St, Caledonia, MN 55921

PROPERTY IDENTIFICATION NUMBER: 210973000

COUNTY IN WHICH PROPERTY IS LOCATED: Houston

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: $77,158.22

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:

March 6, 2019, 10:00am

PLACE OF SALE: Sheriff's Main Office, Civil Division Law Enforcement Center, 306 South Marshall Street suite 1100, Caledonia, MN 55921

to pay the debt 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 6 months from the date of said sale by the mortgagor(s) the personal representatives or assigns.

TIME AND DATE TO VACATE PROPERTY: If the real estate is an owner-occupied, single-family dwelling, unless otherwise provided by law, the date on or before which the mortgagor(s) must vacate the property, if the mortgage is not reinstated under section 580.30 or the property is not redeemed under section 580.23, is 11:59 p.m. on September 6, 2019, or the next business day if September 6, 2019 falls on a Saturday, Sunday or legal holiday.

"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 5 UNITS, ARE NOT PROPERTY USED FOR AGRICULTURAL PRODUCTION, AND ARE ABANDONED.

Dated: January 8, 2019

Wells Fargo Bank, N.A.
Mortgagee
SHAPIRO & ZIELKE, LLP
BY /s/
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THIS IS A COMMUNICATION FROM A DEBT COLLECTOR

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