

# NOTICE OF MORTGAGE

## FORECLOSURE SALE

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

DATE OF MORTGAGE:

September 07, 2017

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$171,754.00

MORTGAGOR(S): Benji J. Ebertowski, a single man

MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as nominee for Broker Solutions, Inc. dba New American Funding, its successors and/or assigns

DATE AND PLACE OF RECORDING:

Recorded: September 26, 2017

Sherburne County Recorder

Document Number: 845589

ASSIGNMENTS OF MORTGAGE:

And assigned to: U.S. BANK NATIONAL ASSOCIATION

Dated: March 15, 2018

Recorded: March 22, 2018

Sherburne County Recorder

Document Number: 853618

Transaction Agent: Mortgage Electronic Registration Systems, Inc.

Transaction Agent Mortgage Identification Number:

1003763-0002769638-2

Lender or Broker: Broker Solutions, Inc. dba New American Funding

Residential Mortgage Servicer: U.S. Bank National Association

Mortgage Originator:

Not Applicable

COUNTY IN WHICH PROPERTY IS LOCATED: Sherburne

Property Address:

1705 12th Ave SE,

Saint Cloud, MN 56304-2221

Tax Parcel ID Number:

85-410-0302

LEGAL DESCRIPTION OF PROPERTY: Lot 1, Block 3, Royal Oaks, Sherburne County, Minnesota

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$173,683.93

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:

August 21, 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 February 21, 2019, or the next business day if February 21, 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: July 07, 2018

ASSIGNEE OF MORTGAGEE:

U.S. BANK NATIONAL ASSOCIATION

Wilford, Geske & Cook P.A.

Attorneys for Assignee of Mortgagee

7616 Currell Blvd Ste 200

Woodbury, MN 55125-2296

(651) 209-3300

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