

NOTICE OF MORTGAGE FORECLOSURE SALE

16-104568

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: July 3, 2013

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$70,408.00

MORTGAGOR(S):

Jeremy U Sharpe, A Married Man

MORTGAGEE: Mortgage Electronic Registration Systems, Inc.

TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc.

MIN#: 1002489-0000007070-7

LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON THE MORTGAGE: Rescue Mortgage, Inc DBA Mortgage Depot

SERVICER:

PennyMac Loan Services, LLC

DATE AND PLACE OF FILING: Filed July 9, 2013, Houston County Recorder, as Document Number A274730, thereafter modified by Loan Modification Agreement recorded on June 5, 2017 as Document Number A287950

ASSIGNMENTS OF MORTGAGE: Assigned to: PennyMac Loan Services, LLC

LEGAL DESCRIPTION OF PROPERTY:

The South 40 feet of Lot Three (3), Block Thirty-nine (39), of Mons Anderson's Addition to the City of Houston

PROPERTY ADDRESS:

310 Jefferson St S, Houston, MN 55943

PROPERTY IDENTIFICATION NUMBER:

240273000

COUNTY IN WHICH PROPERTY IS LOCATED: Houston

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: \$76,922.16

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 22, 2018, 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 February 22, 2019, or the next business day if February 22, 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: June 29, 2018

PennyMac Loan Services, LLC

Assignee of Mortgagee

SHAPIRO & ZIELKE, LLP

BY /s/

Lawrence P. Zielke - 152559

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THIS IS A COMMUNICATION FROM A DEBT COLLECTOR

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