

NOTICE OF MORTGAGE FORECLOSURE SALE

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

DATE OF MORTGAGE:

February 11, 2014

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$176,648.00

MORTGAGOR(S):

Eric J. Eckstrom, a single person

MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as nominee for American Bank of the North, its successors and/or assigns

DATE AND PLACE OF RECORDING:

Recorded: February 25, 2014

Aitkin County Recorder

Document Number: 421952

ASSIGNMENTS OF MORTGAGE: And assigned to: Guild Mortgage Company Dated: January 29, 2019

Transaction Agent: Mortgage Electronic Registration Systems, Inc.

Transaction Agent Mortgage Identification Number:

101178400000003248

Lender or Broker:

American Bank of the North

Residential Mortgage Servicer:

Guild Mortgage Company

Mortgage Originator:

Not Applicable

COUNTY IN WHICH PROPERTY IS LOCATED: Aitkin

Property Address: 65977 US Highway 169, Hill City, MN 55748-9737

Tax Parcel ID Number:

12-0-045800

LEGAL DESCRIPTION OF PROPERTY: Northeast quarter of Northwest quarter less highway and except the south 4 rods, in Section 26, Township 52, Range 26, Aitkin County, Minnesota

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$161,137.60

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:

April 18, 2019 at 10:00 AM

PLACE OF SALE: Aitkin County Sheriff's Office 217 2nd St. N.W., Room 185, Aitkin, MN 56431

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 twelve (12) 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 April 20, 2020, or the next business day if April 20, 2020 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: March 01, 2019

ASSIGNEE OF MORTGAGEE:

Guild Mortgage Company

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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