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:

DATE OF MORTGAGE:
December 6, 2012

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: $89,795.00

MORTGAGOR(S): Weston S Haugan, a married man

MORTGAGEE: Mortgage Electronic Registration Systems, Inc.

TRANSACTION AGENT:
Mortgage Electronic Registration Systems, Inc.

MIN#: 1001893-0000281292-8

LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON THE MORTGAGE: Residential Finance Corporation

SERVICER:
Wells Fargo Bank, N.A.

DATE AND PLACE OF FILING: Filed December 28, 2012, Mille Lacs County Recorder, as Document Number A377201

ASSIGNMENTS OF MORTGAGE: Assigned to: Wells Fargo Bank, N.A.

LEGAL DESCRIPTION OF PROPERTY:

Lot 2, Block 1, together with the East 4.65 feet of Lot 3, Block 1, all in Davis Addition, according to the plat on file and of record in the office of the County Recorder in and for Mille Lacs County, Minnesota.

Subject to an easement for ingress and egress purposes over and across the West 11.00 feet of the North 75.00 feet of said Lot 2.

and

Together with an easement for ingress and egress purposes over and across the East 9.00 feet of the North 75 feet of Lot 3, Block 1, Davis Addition

PROPERTY ADDRESS:
1403 1st St.
Princeton, MN 55371

PROPERTY IDENTIFICATION NUMBER: 24-200-0020

COUNTY IN WHICH PROPERTY IS LOCATED: Mille Lacs

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: $81,999.25

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:
February 28, 2019, 10:00am

PLACE OF SALE:
Sheriff's Main Office,
640 3rd Street SE,
Milaca, MN 56353

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 August 28, 2019, or the next business day if August 28, 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 9, 2019
Wells Fargo Bank, N.A.
Assignee of Mortgagee
SHAPIRO & ZIELKE, LLP
BY
Lawrence P. Zielke - 152559
Melissa L. B. Porter - 0337778
Randolph W. Dawdy - 2160X
Gary J. Evers - 0134764
Tracy J. Halliday - 034610X
Attorneys for Mortgagee
Shapiro & Zielke, LLP
12550 West Frontage Road,
Suite 200
Burnsville, MN 55337
(952) 831-4060

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR

Published in the
Union-Times
January 17, 24, 31,
February 7, 14, 21, 2019
897027