

# NOTICE OF MORTGAGE FORECLOSURE SALE

13-090756

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:

October 4, 2007

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$185,000.00

MORTGAGOR(S): Pam Belanger and Dennis Belanger, Wife and Husband

MORTGAGEE:

Washington Mutual Bank, FA

LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON THE MORTGAGE: Washington Mutual Bank, FA

SERVICER: Specialized Loan Servicing LLC

DATE AND PLACE OF FILING: Filed October 11, 2007, Mille Lacs County Recorder, as Document Number 345159, Thereafter modified by Loan Modification Agreement recorded on August 27, 2012 as Document Number A374898

ASSIGNMENTS OF MORTGAGE: Assigned to: JPMorgan Chase Bank, National Association; Dated: April 3, 2013 filed: April 8, 2013, recorded as document number A378829; Thereafter assigned to Specialized Loan Servicing, LLC dated July 2, 2013 recorded July 15, 2013 as document number A380483.

LEGAL DESCRIPTION OF PROPERTY:

Lot Four (4), Block Three (3), Woodland Acres

PROPERTY ADDRESS: 11346 82nd St, Princeton, MN 55371

PROPERTY IDENTIFICATION NUMBER: 12-920-0160

COUNTY IN WHICH PROPERTY IS LOCATED: Mille Lacs

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: \$269,475.44

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:

December 19, 2017, 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 June 19, 2018, or the next business day if June 19, 2018 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: October 19, 2017

Specialized Loan Servicing 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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