

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 27, 2006

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$69,200.00

MORTGAGOR(S): Marc R. Mickschl and Lea M. Mickschl, husband and wife

MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as nominee for First Franklin a Division of National City Bank, its successors and/or assigns

DATE AND PLACE OF RECORDING:

Recorded: October 03, 2006

Houston County Recorder

Document Number: 244791

ASSIGNMENTS OF MORTGAGE:

And assigned to: Wells Fargo Bank, National Association, as trustee for the holders of the First Franklin Mortgage Loan Trust 2006-FF17 Mortgage Pass-Through Certificates, Series 2006-FF17

Dated: June 27, 2011

Recorded: August 15, 2011

Houston County Recorder

Document Number: A266390

Transaction Agent: Not Applicable

Transaction Agent Mortgage Identification Number: Not Applicable

Lender or Broker: Mortgage Electronic Registration Systems, Inc., as nominee for First Franklin a Division of National City Bank, its successors and/or assigns

Residential Mortgage Servicer:

Select Portfolio Servicing, Inc.

Mortgage Originator: Not Applicable

COUNTY IN WHICH PROPERTY IS LOCATED: Houston

Property Address:

309 N Badger St,

Caledonia, MN 55921-1515

Tax Parcel ID Number: 210570000

LEGAL DESCRIPTION OF PROPERTY:

Lot Seven (7) of Parkview Addition to the City, formerly Village, of Caledonia according to the plat thereof on file and of record in the office of the County Recorder, formerly Register of Deeds, Houston County, Minnesota

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$108,510.78

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 27, 2019 at 10:00 AM

PLACE OF SALE: Sheriff's Main Office, Courthouse, 306 South Marshall Street, Suite 1100, Caledonia, 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 August 27, 2019, or the next business day if August 27, 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: December 26, 2018

ASSIGNEE OF MORTGAGEE: Wells Fargo Bank, National Association, as trustee for the holders of the First Franklin Mortgage Loan Trust 2006-FF17 Mortgage Pass-Through Certificates, Series 2006-FF17

Wilford, Geske & Cook P.A.

Attorneys for Assignee of Mortgagee

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