

NOTICE OF MORTGAGE

FORECLOSURE SALE

18-109370

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:

April 18, 2017

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$215,033.00

MORTGAGOR(S): Michelle Webber, a single woman

MORTGAGEE: Mortgage Electronic Registration Systems, Inc.

TRANSACTION AGENT:

Mortgage Electronic Registration Systems, Inc.

MIN#: 1007212-1200108274-9

LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON THE MORTGAGE: LeaderOne Financial Corporation

SERVICER: Cenlar FSB

DATE AND PLACE OF FILING:

Filed April 18, 2017, Isanti County Recorder, as Document Number A465793

ASSIGNMENTS OF MORTGAGE: Assigned to: AmeriHome Mortgage Company, LLC

LEGAL DESCRIPTION OF PROPERTY:

Lot 3, Block 1, Isanti Trails

PROPERTY ADDRESS: 1114 Cimarron Trl, Isanti, MN 55040

PROPERTY IDENTIFICATION NUMBER: 16.101.0030

COUNTY IN WHICH PROPERTY IS LOCATED: Isanti

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE:

\$226,335.22

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:

July 26, 2018, 10:00am

PLACE OF SALE: Sheriff's Main Office, 2440 South Main Street, Cambridge, MN 55008

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 January 26, 2019, or the next business day if January 26, 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: May 31, 2018

AmeriHome Mortgage Company, LLC

Assignee of Mortgagee

SHAPIRO & ZIELKE, LLP

BY /s/

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

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June 7, 14, 21, 28,

July 5, 12, 2018

NOTICE OF

POSTPONEMENT

OF MORTGAGE

FORECLOSURE SALE

The above referenced sale scheduled for July 26, 2018, at 10:00 AM, has been postponed to September 24, 2018, at 10:00 AM, and will be held at sheriffs main address 2440 South Main Street, Cambridge, MN 55008.

Unless the mortgage is reinstated under Minnesota Statute 580.30 or the property is redeemed under Minnesota Statute 580.23 the property must be vacated by March 24, 2019. If this date falls on a Saturday, Sunday or legal holiday, the date to vacate will be the next business day at 11:59 p.m.

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.

Dated: July 16, 2018.

AmeriHome Mortgage Company, LLC

Assignee of Mortgagee

SHAPIRO & ZIELKE, LLP

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Tracy J. Halliday - 034610X

12550 West Frontage Road,

Suite 200

Burnsville, MN 55337

(952) 831-4060

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Attorney for Assignee of Mortgagee

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