

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 28, 2014

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$174,677.00

MORTGAGOR(S): Scott A. Nalipinski, a married man

MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as nominee for W.J. Bradley Mortgage Capital, LLC., a Delaware Limited Liability Company, its successors and/or assigns

DATE AND PLACE OF RECORDING:

Recorded: March 12, 2014 Chisago County Recorder

Document Number: A-566881

LOAN MODIFICATION:

Dated: October 03, 2015

Recorded: February 08, 2016

Document Number: A585522

ASSIGNMENTS OF MORTGAGE:

And assigned to: Towne Mortgage Company

Dated: August 28, 2017

Recorded: September 15, 2017 Chisago County Recorder

Document Number: A-602672

Transaction Agent: Mortgage Electronic Registration Systems, Inc.

Transaction Agent Mortgage Identification Number:

100252230002045009

Lender or Broker: W.J. Bradley Mortgage Capital, LLC., a Delaware Limited Liability Company

Residential Mortgage Servicer:

Towne Mortgage Company d/b/a AmeriCU Mortgage

Mortgage Originator:

Not Applicable

COUNTY IN WHICH PROPERTY IS LOCATED: Chisago

Property Address: 31464 Gable Ave, Stacy, MN 55079-9488

Tax Parcel ID Number:

19.00188.05

LEGAL DESCRIPTION OF PROPERTY: Lot 2, Block 3, Richland Meadows, Chisago County, Minnesota

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$184,669.74

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:

November 09, 2017 at 10:00 AM

PLACE OF SALE: Sheriff's Main Office, Law Enforcement Center, 313 N. Main Street Room 100, Center City, MN 55012

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 May 09, 2018, or the next business day if May 09, 2018 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: September 27, 2017

ASSIGNEE OF MORTGAGEE: Towne Mortgage Company Wilford, Geske & Cook P.A. Attorneys for Assignee of Mortgagee

7616 Currell Blvd Ste 200 Woodbury, MN 55125-2296 (651) 209-3300 File Number: 038218F01

NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE SALE

The above referenced sale scheduled for November 09, 2017 at 10:00 AM has been postponed to November 30, 2017 at 10:00 AM in the Sheriff's Main Office, Law Enforcement Center, 313 N. Main Street Room 100, Center City, MN 55012 in said County and State.

DATED: November 08, 2017

ASSIGNEE OF MORTGAGEE: Towne Mortgage Company Wilford, Geske & Cook P.A. Attorneys for Assignee Of Mortgagee

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