

# **NOTICE OF MORTGAGE FORECLOSURE SALE**

NOTICE IS HEREBY GIVEN that default has occurred in the conditions of the following described mortgage:

## **DATE OF MORTGAGE:**

October 23, 2006

## **ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$160,000.00**

**MORTGAGOR(S):** Sharon M. O'Boyle, A Single Woman

**MORTGAGEE:** Mortgage Electronic Registration Systems, Inc., as nominee for Maxim Mortgage Corporation, a Texas Corporation, its successors and/or assigns

## **DATE AND PLACE OF RECORDING:**

Recorded: November 21, 2006  
Washington County Recorder

Document Number: 3617071

## **ASSIGNMENTS OF MORTGAGE:**

And assigned to: HSBC Bank USA, N.A., as Trustee on behalf of ACE Securities Corp. Home Equity Loan Trust and for the registered holders of ACE Securities Corp. Home Equity Loan Trust, Series 2007-ASAP1, Asset Backed Pass-Through Certificates

Dated: April 30, 2010

Recorded: June 02, 2010

Washington County Recorder

Document Number: 3793474

Transaction Agent: Mortgage Electronic Registration Systems, Inc.

Transaction Agent Mortgage Identification Number:

100392000610190278

Lender or Broker: Maxim Mortgage Corporation, a Texas Corporation

Residential Mortgage Servicer: Ocwen Loan Servicing, LLC

Mortgage Originator: Not Applicable

## **COUNTY IN WHICH PROPERTY IS LOCATED: Washington**

Property Address:

9300 Grey Cloud Trl,  
Saint Paul Park, MN 55071-1006

Tax Parcel ID Number:

24.027.22.14.0006

## **LEGAL DESCRIPTION OF PROPERTY:** All that part of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section Twenty-four (24), Township Twenty-seven (27) North of Range Twenty-two (22) West, described as follows, to wit:

Commencing at a point on the South line of the Southeast Quarter (SE 1/4) of Northeast Quarter (NE 1/4) Two hundred thirty-two (232) feet East from the Southwest corner thereof; thence North 01 Degrees 00 Minutes West One hundred thirty-seven and three-tenths (137.3) feet; thence East at right angles Three hundred sixty-six (366) feet to an iron stake, this being the point of beginning of the tract hereby conveyed; thence North 01 degrees 00 minutes West Eight hundred ninety (890) feet to an iron stake on the Southerly right of way line of O'Boyle Lane as now established thru said quarter section; thence Southeasterly (SE 1/4) along said right of way line Two hundred seventy and four tenths (270.4) feet to an iron stake; thence South 01 degrees 00 minutes East Seven Hundred Eighty-six (786) feet to an iron stake; thence West Two Hundred fifty (250) feet to the point of beginning, County of Washington, State of Minnesota, according to the United States Government Survey thereof

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$244,173.38

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 01, 2019 at 10:00 AM

**PLACE OF SALE:** Sheriff's Main Office, Law Enforcement Center, 15015 62nd Street North, Stillwater, 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 01, 2019, or the next business day if August 01, 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.

THE MORTGAGED PREMISES ARE IMPROVED WITH A RESIDENTIAL DWELLING OR LESS THAN FIVE UNITS, ARE NOT PROPERTY USED IN AGRICULTURAL PRODUCTION, AND ARE ABANDONED.

DATED: December 13, 2018

**ASSIGNEE OF MORTGAGEE:** HSBC Bank USA, N.A. as Trustee on behalf of ACE Securities Corp. Home Equity Loan Trust and for the registered holders of ACE Securities Corp. Home Equity Loan Trust, Series 2007-ASAP1, Asset Backed Pass-Through Certificates

Wilford, Geske & Cook P.A. Attorneys for Assignee of Mortgagor

7616 Currell Blvd, Ste 200  
Woodbury, MN 55125-2296

File Number: 031987F03

**NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE SALE**

The above referenced sale scheduled for February 01, 2019 at 10:00 AM has been postponed to March 01, 2019 at 10:00 AM in the Sheriff's Main Office, Law Enforcement Center, 15015 62nd Street North, Stillwater, Minnesota in said County and State.

DATED: January 15, 2019

**ASSIGNEE OF MORTGAGEE:** HSBC Bank USA, N.A. as Trustee on behalf of ACE Securities Corp. Home Equity Loan Trust and for the registered holders of ACE Securities Corp. Home Equity Loan Trust, Series 2007-ASAP1, Asset Backed Pass-Through Certificates

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