

## **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 10, 2013

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$155,740.00

MORTGAGOR(S): Anthony A Perkins and Jo M Perkins, Husband and Wife as Joint Tenants

MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as nominee for OneWest Bank, FSB, its successors and/or assigns

DATE AND PLACE OF RECORDING:

Recorded: October 21, 2013

Chisago County Recorder

Document Number: A-563343

ASSIGNMENTS OF MORTGAGE:

And assigned to: Nationstar Mortgage LLC d/b/a Mr. Cooper

Dated: April 11, 2018

Recorded: April 13, 2018 Chisago County Recorder

Document Number: A-608071

Transaction Agent: Mortgage Electronic Registration Systems, Inc.

Transaction Agent Mortgage Identification Number:

100817101400223563

Lender or Broker:

OneWest Bank, FSB

Residential Mortgage Servicer: Nationstar Mortgage LLC DBA Mr. Cooper

Mortgage Originator:

Not Applicable

COUNTY IN WHICH PROPERTY IS LOCATED: Chisago

Property Address: 359 Briar Ln, Taylors Falls, MN 55084-1242

Tax Parcel ID Number:

20.00576.00

LEGAL DESCRIPTION OF PROPERTY: Lot Twelve (12), Block Two (2), Rolling Ridge Addition, Chisago County, Minnesota

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$154,091.24

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:

June 14, 2018 at 10:00 AM

PLACE OF SALE: Sheriff's Main Office, 15230 Per Road, 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 December 14, 2018, or the next business day if December 14, 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: April 27, 2018

ASSIGNEE OF MORTGAGEE:

Nationstar Mortgage LLC d/b/a Mr. Cooper

Wilford, Geske & Cook P.A.

Attorneys for Assignee of Mortgagee

7616 Currell Blvd Ste 200

Woodbury, MN 55125-2296

(651) 209-3300

File Number: 039748F01

## **NOTICE OF**

## **POSTPONEMENT**

## **OF MORTGAGE**

## **FORECLOSURE SALE**

The above referenced sale scheduled for June 14, 2018 at 10:00 AM has been postponed by the mortgagor pursuant to Minn. Stat. § 580.07 Subd. 2 November 14, 2018 at 10:00 AM in the Sheriff's Main Office, 15230 Per Road, Center City, MN 55012 in said County and State.

DATED: May 23, 2018

ASSIGNEE OF MORTGAGEE: Nationstar Mortgage LLC d/b/a Mr. Cooper

The redemption period shall be 5 weeks from the date of said sale. Wilford, Geske & Cook P.A.

Attorneys for Assignee Of Mortgagee

7616 Currell Blvd; Ste 200

Woodbury, MN 55125-2296

(651) 209-3300

File Number: 039748F01

## **NOTICE OF**

## **POSTPONEMENT**

## **OF MORTGAGE**

## **FORECLOSURE SALE**

The above referenced sale scheduled for November 14, 2018 at 10:00 AM has been postponed to December 14, 2018 at 10:00 AM in the Sheriff's Main Office, 15230 Per Road, Center City, MN 55012 in said County and State.

DATED: November 30, 2018

ASSIGNEE OF MORTGAGEE: Nationstar Mortgage LLC d/b/a Mr. Cooper

The redemption period shall be 5 weeks from the date of said sale. Wilford, Geske & Cook P.A.

Attorneys for Assignee Of Mortgagee

7616 Currell Blvd; Ste 200

Woodbury, MN 55125-2296

(651) 209-3300

File Number: 039748F01

Published in the

ECM Post Review

December 5, 2018

885391