

NOTICE OF MORTGAGE FORECLOSURE SALE

18-108622

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:

September 23, 2016

ORIGINAL PRINCIPAL AMOUNT

OF MORTGAGE: \$267,073.00

MORTGAGOR(S): Stephen D. Slinde and Kira L. Slinde, husband and wife

MORTGAGEE: Mortgage Electronic Registration Systems, Inc.

TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc.

MIN#: 100196399011164819

LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON THE MORTGAGE:

Guaranteed Rate, Inc.

SERVICER:

Wells Fargo Bank, N.A.

DATE AND PLACE OF FILING:

Filed October 5, 2016, Mille Lacs County Recorder, as Document Number A397313

ASSIGNMENTS OF MORTGAGE: Assigned to: Wells Fargo Bank, N.A.

LEGAL DESCRIPTION OF PROPERTY:

Parcel E: The North 660.00 feet of the East Half of the West Half of the Northeast Quarter of the Northeast Quarter of Section 18, Township 37, Range 27

PROPERTY ADDRESS: 16175 110th St S, Foreston, MN 56330

PROPERTY IDENTIFICATION NUMBER: 12.018.0108

COUNTY IN WHICH PROPERTY IS LOCATED: Mille Lacs

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

\$277,532.37

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:

August 7, 2018, 10:00am

PLACE OF SALE: Sheriff's Main Office, 640 3rd Street SE, Milaca, MN 56353

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 February 7, 2019, or the next business day if February 7, 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: June 15, 2018

Wells Fargo Bank, N.A.

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

Published in the

Union-Times

June 21, 28,

July 5, 12, 19, 26, 2018

827811