

# **NOTICE OF MORTGAGE FORECLOSURE SALE**

18-109162

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:**

February 29, 2016

**ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$118,422.62**

**MORTGAGOR(S): Colleen Anderson and Michael J. Anderson, husband and wife**

**MORTGAGEE:**

Wells Fargo Bank, N.A.

**LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON THE MORTGAGE:**

Wells Fargo Bank, N.A.

**SERVICER:**

Wells Fargo Bank, N.A.

**DATE AND PLACE OF FILING:**

Filed March 11, 2016, Washington County Recorder, as Document Number 4060060

**LEGAL DESCRIPTION OF PROPERTY:**

Lot 17, Block 1, Almar Village Townhomes

**PROPERTY ADDRESS:**

7136 Jorgensen Ln S,

Cottage Grove, MN 55016

**PROPERTY IDENTIFICATION NUMBER: 10.027.21.11.0142**

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

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

\$117,900.85

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 1, 2018, 10:00am

**PLACE OF SALE: Sheriff's Main Office, Law Enforcement Center, 15015 62nd Street N, Stillwater, MN 55082**

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 December 1, 2018, or the next business day if December 1, 2018 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: April 16, 2018  
Wells Fargo Bank, N.A.

Mortgagee  
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