

NOTICE OF MORTGAGE

FORECLOSURE SALE

18-109990

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:

July 26, 2005

ORIGINAL PRINCIPAL AMOUNT

OF MORTGAGE: \$113,000.00

MORTGAGOR(S): John Peder-

sen, and Ariel Pedersen, husband

and wife

MORTGAGEE: Mortgage Elec-

tronic Registration Systems, Inc.

TRANSACTION AGENT: Mort-

gage Electronic Registration Sys-

tems, Inc.

MIN#: 1000157-0004952998-1

LENDER OR BROKER AND

MORTGAGE ORIGINATOR STATED

ON THE MORTGAGE:

Countrywide Home Loans, Inc.

SERVICER: Nationstar Mort-

gage LLC d/b/a Mr. Cooper

DATE AND PLACE OF FILING:

Filed October 4, 2005, Mille Lacs

County Recorder, as Document

Number 326501

ASSIGNMENTS OF MORT-

GAGE: Assigned to: Nationstar

Mortgage LLC d/b/a Mr. Cooper

LEGAL DESCRIPTION OF

PROPERTY:

That part of the North 198.00

feet, as measured along the West

line thereof, of the North Half

of the Northwest Quarter of the

Southwest Quarter of Section

1, Township 38, Range 26, Mille

Lacs County, Minnesota, which

lies Easterly of the West 550.00

feet, as measured along the North

line thereof, of said North Half

of the Northwest Quarter of the

Southwest Quarter and which lies

Westerly of the East 182.00 feet,

as measured along said North line,

of said North Half of the Northwest

Quarter of the Southwest Quarter.

PROPERTY ADDRESS: 5879

185th St, Milaca, MN 56353

PROPERTY IDENTIFICATION

NUMBER: 02-001-1200

COUNTY IN WHICH PROPERTY

IS LOCATED: Mille Lacs

THE AMOUNT CLAIMED TO BE

DUE ON THE MORTGAGE ON THE

DATE OF THE NOTICE: \$94,746.82

THAT all pre-foreclosure require-

ments 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 27, 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 dis-

bursements, including attorneys

fees allowed by law, subject to re-

demption within 6 months from the

date of said sale by the mortgag-

or(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 provid-

ed by law, the date on or before

which the mortgagor(s) must va-

cate 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 May 27, 2019, or the next busi-

ness day if May 27, 2019 falls on a

Saturday, Sunday or legal holiday.

"THE TIME ALLOWED BY

LAW FOR REDEMPTION BY THE

MORTGAGOR, THE MORTGAG-

OR'S PERSONAL REPRESENT-

TATIVES 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 RESI-

DENTIAL DWELLING OF LESS

THAN 5 UNITS, ARE NOT PROP-

ERTY USED FOR AGRICULTURAL

PRODUCTION, AND ARE ABAN-

DONED.

Dated: September 27, 2018

Nationstar Mortgage LLC d/b/a Mr.

Cooper

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

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THIS IS A COMMUNICATION

FROM A DEBT COLLECTOR

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