

NOTICE OF MORTGAGE

FORECLOSURE SALE

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 conditions of the following described mortgage:

DATE OF MORTGAGE:

September 12, 2003

MORTGAGOR:

Gladys Petry, a single person.

MORTGAGEE: Mortgage Elec-

tronic Registration Systems, Inc..

DATE AND PLACE OF RE-

CORDING: Recorded October 21,

2003 Dakota County Recorder,

Document No. 2127729.

ASSIGNMENTS OF MORT-

GAGE: Assigned to: Country-

wide Document Custody Services,

a division of Treasury Bank N.A.

. Dated September 12, 2003 Re-

corded October 21, 2003, as Doc-

ument No. 2127730. And there-

after assigned to: Countrywide

Home Loans, Inc. for the Benefit of

Goldman Sachs Mortgage Compa-

ny. Dated July 17, 2008 Record-

ed August 28, 2008, as Document

No. 2610590. And thereafter as-

signed to: BAC Home Loans Ser-

vicing L.P. f/k/a Countrywide Home

Loans Servicing L.P. . Dated June

5, 2009 Recorded July 8, 2009,

as Document No. 2669479. And

thereafter assigned to: The Bank

of New York Mellon f/k/a The Bank

of New York Successor in Interest

to JP Morgan Chase Bank, N.A.

as Trustee for GSAA Home Equi-

ty Trust 2004-CW1 Asset-Backed

Certificates. Dated April 16, 2012

Recorded April 20, 2012, as Doc-

ument No. 2863194 corrected by

Corrective Assignment of Mortgage

Dated August 27, 2014 Recorded

September 8, 2014 as Document

No. 3028322. And thereafter as-

signed to: Nationstar Mortgage

LLC. Dated August 8, 2016 Re-

corded August 11, 2016, as Docu-

ment No. 3143508.

TRANSACTION AGENT: Mort-

gage Electronic Registration Sys-

tems, Inc.

TRANSACTION AGENT'S

MORTGAGE IDENTIFICATION

NUMBER ON MORTGAGE: NONE

LENDER OR BROKER AND

MORTGAGE ORIGINATOR STATED

ON MORTGAGE: Mainstreet Bank

RESIDENTIAL MORTGAGE

SERVICER: Nationstar Mortgage

LLC d/b/a Mr. Cooper

MORTGAGED PROPERTY AD-

DRESS: 5898 Blackberry Bridge

Path, Inver Grove Heights, MN

55076

TAX PARCEL I.D. #:

20-27400-03-070

LEGAL DESCRIPTION OF

PROPERTY:

Lot 7, Block 3 Foresthaven

COUNTY IN WHICH PROPERTY

IS LOCATED: Dakota

ORIGINAL PRINCIPAL AMOUNT

OF MORTGAGE: \$560,000.00

AMOUNT DUE AND CLAIMED

TO BE DUE AS OF DATE OF NO-

TICE, INCLUDING TAXES, IF ANY,

PAID BY MORTGAGEE:

\$975,895.46

That prior to the commence-

ment of this mortgage foreclosure

proceeding Mortgagee/Assignee of

Mortgagee complied with all notice

requirements as required by stat-

ute; That no action or proceeding

has been instituted at law or other-

wise 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:

April 18, 2019 at 10:00 AM

PLACE OF SALE: Sheriff's Of-

fice, Law Enforcement Center, 1580

Hwy 55, Lobby #S-100, Hastings,

MN

to pay the debt then secured by

said Mortgage, and taxes, if any, on

said premises, and the costs and

disbursements, including attor-

neys' fees allowed by law subject

to redemption within five (5) weeks

from the date of said sale by the

mortgagor(s), their personal repre-

sentatives pursuant to prior mort-

gagor postponement under MN

Stat. §580.07 and bankruptcy case

No. 15-31747 (See Schedule A).

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 un-

der section 580.23 is 11:59 p.m. on

May 23, 2019, unless that date falls

on a weekend or legal holiday, in

which case it is the next weekday.

MORTGAGOR(S) RELEASED

FROM FINANCIAL OBLIGATION

ON MORTGAGE: None

Dated: February 14, 2019

Nationstar Mortgage LLC d/b/a Mr.

Cooper

Mortgagee/Assignee of Mortgagee

USSET, WEINGARDEN AND LI-

EBO, P.L.L.P.

Attorneys for Mortgagee/Assignee

of Mortgagee

4500 Park Glen Road #300

Minneapolis, MN 55416

(952) 925-6888

21 - 18-008292 FC

THIS IS A COMMUNICATION

FROM A DEBT COLLECTOR.

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