

# **NOTICE OF MORTGAGE**

## **FORECLOSURE SALE**

14-095622

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:

May 6, 2005

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$364,500.00

MORTGAGOR(S): Terry A. Johnson and Cynthia K. Johnson, Husband and Wife

MORTGAGEE: JPMorgan Chase Bank, National Association, successor in interest by purchase from the Federal Deposit Insurance Corporation as Receiver for Washington Mutual Bank f/k/a Washington Mutual Bank F.A.

LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON THE MORTGAGE: JPMorgan Chase Bank, National Association, successor in interest by purchase from the Federal Deposit Insurance Corporation as Receiver for Washington Mutual Bank f/k/a Washington Mutual Bank F.A.

SERVICER:

JPMorgan Chase Bank, N.A.

DATE AND PLACE OF FILING:

Filed December 14, 2005, Chisago County Recorder, as Document Number A-461572

LEGAL DESCRIPTION OF PROPERTY:

Lot 1, Block 1, ARCH-DALE PLAT 2

PROPERTY ADDRESS: 26117 Novak Ave, Lindstrom, MN 55045

PROPERTY IDENTIFICATION NUMBER: 020097418

COUNTY IN WHICH PROPERTY IS LOCATED: Chisago

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

\$462,591.84

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:

October 11, 2017, 10:00am

PLACE OF SALE: Sheriff's

Main Office, 313 North Main Street Room 100, 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 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 April 11, 2018, or the next business day if April 11, 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: August 9, 2017  
JPMorgan Chase Bank,  
National Association

Mortgagee  
SHAPIRO & ZIELKE, LLP

BY /s/

Lawrence P. Zielke - 152559

Diane F. Mach - 273788

Melissa L. B. Porter - 0337778

Randolph W. Dawdy - 2160X

Gary J. Evers - 0134764

Tracy J. Halliday - 034610X

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THIS IS A COMMUNICATION

FROM A DEBT COLLECTOR

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## **NOTICE OF**

## **POSTPONEMENT**

## **OF MORTGAGE**

## **FORECLOSURE SALE**

The above referenced sale scheduled for October 11, 2017, at 10:00 am, has been postponed to November 15, 2017, at 10:00 am, and will be held at sheriffs main address 313 North Main Street Room 100, Center City, MN 55012.

Unless the mortgage is reinstated under Minnesota Statute 580.30 or the property is redeemed under Minnesota Statute 580.23 the property must be vacated by May 15, 2018. If this date falls on a Saturday, Sunday or legal holiday, the date to vacate will be the next business day at 11:59 p.m.

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.

Dated: October 11, 2017.

JPMorgan Chase Bank,

National Association

Mortgagee

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