

NOTICE OF MORTGAGE

FORECLOSURE SALE

NOTICE IS HEREBY GIVEN that default has occurred in the conditions of the following described mortgage:

DATE OF MORTGAGE:

May 24, 2004

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$92,332.04

MORTGAGOR(S): Lorraine E. Roskam, a single person

MORTGAGEE:

Wells Fargo Bank, N.A.

DATE AND PLACE OF RECORDING:

Recorded: June 08, 2004 Mille

Lacs County Recorder

Document Number: 312390

ASSIGNMENTS OF MORT-

GAGE:

And assigned to: Nationstar

Mortgage LLC d/b/a Champion

Mortgage Company

Dated: October 23, 2017

Recorded: October 23, 2017

Mille Lacs County Recorder

Document Number: A403169

Transaction Agent:

Not Applicable

Transaction Agent Mortgage

Identification Number:

Not Applicable

Lender or Broker:

Wells Fargo Bank, N.A.

Residential Mortgage Servicer:

Nationstar Mortgage LLC, dba

Champion Mortgage Company

Mortgage Originator:

Not Applicable

COUNTY IN WHICH PROPERTY

IS LOCATED: Mille Lacs

Property Address: 7396 120th

St, Milaca, MN 56353-4257

Tax Parcel ID Number:

01-003-1000

LEGAL DESCRIPTION OF

PROPERTY: The Southwest

Quarter of the Southeast Quarter

(SW1/4SE1/4), of Section Three (3),

Township Thirty-seven (37), Range

Twenty-six (26)

AMOUNT DUE AND CLAIMED

TO BE DUE AS OF DATE OF NO-

TICE: \$161,611.65

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:

May 24, 2018 at 10:00 AM

PLACE OF SALE: 640 3rd Street

S.E., South Door of Sheriff's Office,

Milaca, Minnesota

to pay the debt secured by said

mortgage and taxes, if any, on

said premises and the costs and

disbursements, including attorney

fees allowed by law, subject to re-

demption within twelve (12) months

from the date of said sale by the

mortgagor(s), their personal repre-

sentatives or assigns.

If the Mortgage is not reinstated

under Minn. Stat. §580.30 or the

property is not redeemed under

Minn. Stat. §580.23, the Mortgag-

or must vacate the property on or

before 11:59 p.m. on May 24, 2019,

or the next business day if May 24,

2019 falls on a Saturday, Sunday or

legal holiday.

Mortgagor(s) released from fi-

nancial obligation: NONE

THIS COMMUNICATION IS

FROM A DEBT COLLECTOR AT-

TEMPTING TO COLLECT A DEBT.

ANY INFORMATION OBTAINED

WILL BE USED FOR THAT PUR-

POSE.

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.

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, DETERMIN-

ING, AMONG OTHER THINGS,

THAT THE MORTGAGED PREM-

ISES ARE IMPROVED WITH A

RESIDENTIAL DWELLING OF

LESS THAN FIVE UNITS, ARE NOT

PROPERTY USED IN AGRICUL-

TURAL PRODUCTION, AND ARE

ABANDONED.

DATED: March 22, 2018

ASSIGNEE OF MORTGAGEE:

Nationstar Mortgage LLC d/b/a

Champion Mortgage Company

Wilford, Geske & Cook P.A.

Attorneys for Assignee of Mortgag-

ee

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