

NOTICE OF MORTGAGE FORECLOSURE SALE

15-102191

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: September 29, 2006
ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$266,000.00
MORTGAGOR(S): Jeffrey L. Alexander and Rosemary I. Alexander, husband and wife
MORTGAGEE: Mortgage Electronic Registration Systems, Inc.

TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc.

MIN#: 100103210000176494

LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON THE MORTGAGE:

Prime Mortgage Corporation
SERVICER: New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing

DATE AND PLACE OF FILING: Filed November 27, 2006, Isanti County Recorder, as Document Number 372815

ASSIGNMENTS OF MORTGAGE: Assigned to: The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificateholders of the CWABS Inc., Asset-Backed Certificates, Series 2006-21

LEGAL DESCRIPTION OF PROPERTY:

All that part of the W 1/2 of SE 1/4 of NW 1/4 of Section 27, Township 35, Range 24, Isanti County, Minnesota described as follows, to-wit:

Commencing at the NE corner of said W 1/2 of SE 1/4 of NW 1/4 thence South on the East line of said West 1/2 of SE 1/4 of NW 1/4, 330 feet to the actual point of beginning of the tract to be described: Thence continuing South along said East line a distance of 660 feet; thence West at right angles 495 feet; thence Northeasterly in a straight line to a point on a line drawn West from the point of beginning at right angles to the East line of said W 1/2 of SE 1/4 of NW 1/4, said point being distant 165 feet West of said point of beginning as measured along said line; thence East along said line a distance of 165 feet to the point of beginning and there terminating.

Subject to and together with easements, restrictions and reservations of record, if any.

PROPERTY ADDRESS: 29048 Partridge St NW, Isanti, MN 55040

PROPERTY IDENTIFICATION NUMBER: 02.027.3101

COUNTY IN WHICH PROPERTY IS LOCATED: Isanti

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

\$234,910.25

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: May 25, 2017, 10:00am

PLACE OF SALE: Sheriff's Main Office, 2440 South Main Street, Cambridge, MN 55008

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 November 25, 2017, or the next business day if November 25, 2017 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: March 28, 2017

The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., ASSET-BACKED CERTIFICATES, SERIES 2006-21

Assignee of 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

Attorneys for Mortgagee

12550 West Frontage Road, Suite 200

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(952) 831-4060

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR

Published in the Isanti County News

April 5, 12, 19, 26, May 3, 10, 2017

NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE SALE

The above referenced sale scheduled for May 25, 2017, at 10:00 AM, has been postponed to July 24, 2017, at 10:00 AM, and will be held at sheriffs main address 2440 South Main Street, Cambridge, MN 55008.

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 January 24, 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: May 23, 2017.

The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., ASSET-BACKED CERTIFICATES, SERIES 2006-21

Assignee of Mortgagee SHAPIRO & ZIELKE, LLP

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15-102191

Attorney for Assignee of Mortgagee

Published in the Isanti County News

May 31, 2017

NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE SALE

The above referenced sale scheduled for July 24, 2017, at 10:00 AM, has been postponed to September 25, 2017, at 10:00 AM, and will be held at sheriffs main address 2440 South Main Street, Cambridge, MN 55008.

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 March 25, 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: July 24, 2017.

The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., ASSET-BACKED CERTIFICATES, SERIES 2006-21

Assignee of Mortgagee SHAPIRO & ZIELKE, LLP

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15-102191

Attorney for Assignee of Mortgagee

Published in the Isanti County News

August 2, 2017

NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE SALE

The above referenced sale scheduled for September 25, 2017, at 10:00 AM, has been postponed to January 4, 2018, at 10:00 AM, and will be held at sheriffs main address 2440 South Main Street, Cambridge, MN 55008.

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 July 4, 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: September 25, 2017.

The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., ASSET-BACKED CERTIFICATES, SERIES 2006-21

Assignee of Mortgagee SHAPIRO & ZIELKE, LLP

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Published in the Isanti County News

October 4, 2017

NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE SALE

The above referenced sale scheduled for January 4, 2018, at 10:00 a.m., has been postponed to April 4, 2018, at 10:00 a.m., and will be held at sheriffs main address 2440 South Main Street, Cambridge, MN 55008.

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 October 4, 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: December 29, 2017.

The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., ASSET-BACKED CERTIFICATES, SERIES 2006-21

Assignee of Mortgagee SHAPIRO & ZIELKE, LLP

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January 10, 2018

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