

# 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 30, 2007

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$200,000.00

MORTGAGOR(S):

Kevin Anderson, a single man

MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as nominee for Countrywide Home Loans, Inc. dba America's Wholesale Lender, its successors and/or assigns

DATE AND PLACE OF REGISTERING: Registered: June 07, 2007  
Sherburne County Registrar of Titles

Document Number: 40473

ASSIGNMENTS OF MORTGAGE:

And assigned to: Countrywide Home Loans Servicing LP  
Dated: March 25, 2009  
Registered: April 21, 2009  
Sherburne County Registrar of Titles

Document Number: 43023

And assigned to: Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP FKA Countrywide Home Loans Servicing, LP  
Dated: October 06, 2011  
Registered: October 24, 2011  
Sherburne County Registrar of Titles

Document Number: 46385

And assigned to: Wilmington Savings Fund Society, FSB, DBA Christina Trust, not individually but as Trustee for Ventures Trust 2013-I-H-R  
Dated: March 01, 2016  
Registered: April 18, 2016  
Sherburne County Registrar of Titles

Document Number: 52305

And assigned to: Wilmington Savings Fund Society, FSB, DBA Christiana Trust, not individually but as trustee for Hilldale Trust  
Dated: September 20, 2017  
Registered: January 16, 2018  
Sherburne County Registrar of Titles

Document Number: 54531

Transaction Agent: Mortgage Electronic Registration Systems, Inc.

Transaction Agent Mortgage Identification Number:  
1000157-0008183338-2

Lender or Broker: Countrywide Home Loans, Inc. dba America's Wholesale Lender

Residential Mortgage Servicer: Fay Servicing, LLC

Mortgage Originator:

Not Applicable

CERTIFICATE OF TITLE NUMBER: 8562

COUNTY IN WHICH PROPERTY IS LOCATED: Sherburne

Property Address:

18251 178th St NW,

Big Lake, MN 55309-7902

Tax Parcel ID Number:

10-494-0210

LEGAL DESCRIPTION OF PROPERTY: Lot 2, Block 2, Black Buck Acres, Sherburne County, Minnesota

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$186,107.48

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; that this is registered property;

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:

January 02, 2019 at 10:00 AM

PLACE OF SALE: Sheriff's Main Office, Courthouse, 13880 Highway 10, Elk River, 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 redemption within six (6) months from the date of said sale by the mortgagor(s), their personal representatives 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 Mortgagor must vacate the property on or before 11:59 p.m. on July 02, 2019, or the next business day if July 02, 2019 falls on a Saturday, Sunday or legal holiday.

Mortgagor(s) released from financial obligation: NONE

THIS COMMUNICATION IS FROM A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

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 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 FIVE UNITS, ARE NOT PROPERTY USED IN AGRICULTURAL PRODUCTION, AND ARE ABANDONED.

DATED: November 14, 2018

ASSIGNEE OF MORTGAGEE: Wilmington Savings Fund Society, FSB, d/b/a Christina Trust, not individually but as trustee for Hilldale Trust

Wilford, Geske & Cook P.A.  
Attorneys for Assignee of Mortgagee

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Woodbury, MN 55125-2296  
(651) 209-3300

File Number: 039579F03

Published in the

Star News

November 17, 24,

December 1, 8, 15, 22, 2018

879503