

NOTICE OF MORTGAGE FORECLOSURE SALE

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

DATE OF MORTGAGE:

July 12, 2016

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$186,973.00

MORTGAGOR(S): John S. Cooper and Mary E. Cooper, husband and wife

MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as nominee for Quicken Loans Inc., its successors and/or assigns

DATE AND PLACE OF RECORDING:

Recorded: July 19, 2016 Sherburne County Recorder

Document Number: 823489

ASSIGNMENTS OF MORTGAGE:

And assigned to: Quicken Loans Inc.

Dated: June 13, 2018

Recorded: June 15, 2018 Sherburne County Recorder

Document Number: 857603

Transaction Agent: Mortgage Electronic Registration Systems, Inc.

Transaction Agent Mortgage Identification Number:

100039033556701575

Lender or Broker:

Quicken Loans Inc.

Residential Mortgage Servicer: Quicken Loans Inc.

Mortgage Originator:

Not Applicable

COUNTY IN WHICH PROPERTY IS LOCATED: Sherburne

Property Address:

14698 307th Ave NW,

Princeton, MN 55371-8508

Tax Parcel ID Number:

15-417-0330

LEGAL DESCRIPTION OF PROPERTY: Lot 6, Block 3, Shiloh Ridge, Sherburne County, Minnesota

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$189,139.25.

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:

November 06, 2018 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 May 06, 2019, or the next business day if May 06, 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: September 19, 2018

ASSIGNEE OF MORTGAGEE: Quicken Loans Inc.

Wilford Geske & Cook PA

Attorneys for Assignee of Mortgagor

7616 Currell Blvd. Ste 200

Woodbury, MN 55125-2296

(651) 299-3300

File Number: 040162F01

Published in the

Star News

September 22, 2018

October 6, 13, 20, 27, 2018

258760