

NOTICE OF MORTGAGE

FORECLOSURE SALE

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

DATE OF MORTGAGE:

April 24, 2006

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$400,000.00

MORTGAGOR(S): James M Marxer and Renee L Marxer, husband and wife

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

DATE AND PLACE OF RECORDING:

Recorded: August 07, 2006

Chisago County Recorder

Document Number: A-473039

ASSIGNMENTS OF MORTGAGE:

And assigned to: HSBC Bank USA, N.A., as Trustee on behalf of

ACE Securities Corp. Home Equity Loan Trust and for the registered

holders of ACE Securities Corp. Home Equity Loan Trust, Series

2006-ASAP4, Asset Backed Pass-Through Certificates

Dated: January 20, 2011

Recorded: May 31, 2011 Chisago County Recorder

Document Number: A-533506

ASSUMPTION AND ASSIGNMENT AGREEMENT:

Recorded: May 31, 2011 Chisago County Recorder

Document Number: A-533507

Transaction Agent: Mortgage Electronic Registration Systems, Inc.

Transaction Agent Mortgage Identification Number:

100220710000117818

Lender or Broker:

Maribella Mortgage, LLC

Residential Mortgage Servicer: Ocwen Loan Servicing, LLC

Mortgage Originator:

Not Applicable

COUNTY IN WHICH PROPERTY IS LOCATED: Chisago

Property Address: 313 Norman Ln, Center City, MN 55012-3514

Tax Parcel ID Number:

12.00264.00

LEGAL DESCRIPTION OF PROPERTY: Lot Four (4), Block One (1), Pleasant Knoll, Chisago County, Minnesota

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$200,263.66

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:

March 21, 2019 at 10:00 AM

PLACE OF SALE: Sheriff's Main Office, 15230 Per Road, 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 attorney

fees allowed by law, subject to redemption within twelve (12) 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 March 23, 2020,

or the next business day if March 23, 2020 falls on a Saturday, Sunday or legal holiday.

Mortgagor(s) released from financial obligation: Renee Marxer

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: February 05, 2019

ASSIGNEE OF MORTGAGEE: HSBC Bank USA, N.A., as Trustee

on behalf of ACE Securities Corp. Home Equity Loan Trust and for the

registered holders of ACE Securities Corp. Home Equity Loan Trust, Series 2006-ASAP4, Asset Backed

Pass-Through Certificates

Wilford, Geske & Cook P.A.

Attorneys for Assignee of Mortgagee

7616 Currell Blvd; Ste 200

Woodbury, MN 55125-2296

(651) 209-3300

File Number: 041515F01

Published in the

ECM Post Review

February 6, 13, 20, 27,

March 6, 13, 2019

903598