

## **NOTICE OF MORTGAGE**

### **FORECLOSURE SALE**

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

DATE OF MORTGAGE:

June 22, 2005

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$106,150.00

MORTGAGOR(S): Matthew Larson and Susan Larson, husband and wife

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

DATE AND PLACE OF RECORDING:

Recorded: September 30, 2005

Isanti County Recorder

Document Number: 356302

ASSIGNMENTS OF MORTGAGE:

And assigned to: HSBC Bank USA, N.A., as Trustee on behalf of ACE Securities Corp. Home Equity Loan Trust, Series 2006-HE1 for the registered holders of ACE Securities Corp. Home Equity Loan Trust, Series 2006-HE1, Asset Backed Pass-Through Certificates

Dated: July 20, 2007

Recorded: August 06, 2007

Isanti County Recorder

Document Number: 381464

Transaction Agent: Mortgage Electronic Registration Systems, Inc.

Transaction Agent Mortgage Identification Number:

100224620000813975

Lender or Broker: Ownit Mortgage Solutions, Inc.

Residential Mortgage Servicer:

Ocwen Loan Servicing, LLC

Mortgage Originator:

Not Applicable

COUNTY IN WHICH PROPERTY IS LOCATED: Isanti

Property Address: 38951 Naples St NE, Stanchfield, MN 55080-5043

Tax Parcel ID Number:

11.023.1600

LEGAL DESCRIPTION OF PROPERTY:

Commencing Three Hundred Four (304) feet North from the Southwest corner of the Southwest Quarter of the Southwest Quarter (SW 1/4 of SW 1/4) of Section Twenty-three (23), Township Thirty-seven (37) North, Range Twenty-three (23) West; thence running North along the Section line a distance of Fifty (50) feet; thence running East on a line parallel with the South Section line a distance of Four Hundred (400) feet; thence South on a line parallel with the West Section line a distance of Fifty (50) feet; thence running West and parallel with the South Section line a distance of Four Hundred (400) feet to place of commencement and there to terminate.

Above described lands being a part of the Southwest Quarter of the Southwest Quarter (SW 1/4 of SW 1/4) of Section Twenty-three (23), Township Thirty-seven (37) North, of Range Twenty-three (23) West.

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$48,911.35

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:

July 06, 2017 at 10:00 AM

PLACE OF SALE: Isanti County Sheriff's Office, 2440 South Main St., Cambridge, Minnesota 55008

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 July 06, 2018, or the next business day if July 06, 2018 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: May 17, 2017

ASSIGNEE OF MORTGAGEE:

HSBC Bank USA, N.A., as Trustee on behalf of ACE Securities Corp. Home Equity Loan Trust, Series 2006-HE1 for the registered holders of ACE Securities Corp. Home Equity Loan Trust, Series 2006-HE1, Asset Backed Pass-Through Certificates

Wilford, Geske & Cook P.A.

Attorneys for Assignee of Mortgagee

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File Number: 035318F02

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## **NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE SALE**

The above referenced sale scheduled for April 26, 2018 at 10:00 AM has been postponed to May 14, 2018 at 10:00 AM in the Isanti County Sheriff's Office, 2440 South Main St., Cambridge, Minnesota 55008 in said County and State.

DATED: April 26, 2018

ASSIGNEE OF MORTGAGEE:

HSBC Bank USA, N.A., as Trustee on behalf of ACE Securities Corp. Home Equity Loan Trust, Series 2006-HE1 for the registered holders of ACE Securities Corp. Home Equity Loan Trust, Series 2006-HE1, Asset Backed Pass-Through Certificates

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