

NOTICE OF MORTGAGE FORECLOSURE SALE

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

DATE OF MORTGAGE:

January 31, 2011

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$303,000.00

MORTGAGOR(S): Laurence S Waldman, and Karen J Waldman, husband and wife as joint tenants

MORTGAGEE:

Bank of America, N.A.

DATE AND PLACE OF RECORDING:

Recorded: March 08, 2011
Sherburne County Recorder

Document Number: 728417

ASSIGNMENTS OF MORTGAGE:

And assigned to: Nationstar Mortgage LLC

Dated: October 15, 2012

Recorded: December 13, 2012
Sherburne County Recorder

Document Number: 762416

Transaction Agent:

Not Applicable

Transaction Agent Mortgage Identification Number:

Not Applicable

Lender or Broker:

Bank of America, N.A.

Residential Mortgage Servicer:
Nationstar Mortgage LLC DBA Mr. Cooper

Mortgage Originator:

Not Applicable

COUNTY IN WHICH PROPERTY IS LOCATED: Sherburne

Property Address: 10807 184th Ct NW, Elk River, MN 55330-6108

Tax Parcel ID Number:

75-746-0130

LEGAL DESCRIPTION OF PROPERTY: Real property in Anoka County, State of Minnesota, described as follows: Lot 15, Block 1, Trott Brook Farms Eleventh Addition

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$282,152.83

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 07, 2017 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 07, 2018, or the next business day if May 07, 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: September 20, 2017

ASSIGNEE OF MORTGAGEE:

Nationstar Mortgage LLC D/B/A Mr. Cooper

Wilford, Geske & Cook P.A.

Attorneys for Assignee of Mortgagee

7616 Currell Blvd Ste 200

Woodbury, MN 55125-2296

(651) 209-3300

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