

# **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 25, 2006

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$252,000.00

MORTGAGOR(S): Daniel E. Smith and Christine Smith, Husband and Wife, as Joint Tenants

MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as a nominee for Homecomings Financial Network, Inc., its successors and/or assigns

DATE AND PLACE OF RECORDING:

Recorded: June 09, 2006 Sherburne County Recorder

Document Number: 623531

ASSIGNMENTS OF MORTGAGE:

And assigned to: GMAC Mortgage, LLC

Dated: November 26, 2010

Recorded: December 03, 2010 Sherburne County Recorder

Document Number: 723439

And assigned to: Ocwen Loan Servicing, LLC

Dated: March 20, 2013

Recorded: April 01, 2013 Sherburne County Recorder

Document Number: 768469

And assigned to: U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust

Dated: July 25, 2016

Recorded: August 03, 2016 Sherburne County Recorder

Document Number: 824258

Transaction Agent: Mortgage Electronic Registration Systems, Inc.

Transaction Agent Mortgage Identification Number:

100062604286312386

Lender or Broker: Homecomings Financial Network, Inc.

Residential Mortgage Servicer:

Caliber Home Loans, Inc.

Mortgage Originator:

Not Applicable

COUNTY IN WHICH PROPERTY IS LOCATED: Sherburne

Property Address: 16488 257th Ave NW, Big Lake, MN 55309-9749

Tax Parcel ID Number: 35-015-2405; 35-015-2400

LEGAL DESCRIPTION OF PROPERTY: Parcel 1:

The South Half of the East Half of West Half of Southeast Quarter of Northwest Quarter, Section 15, Township 34, Range 27, according to the United States Government Survey thereof and situate in Sherburne County, Minnesota

Parcel 2:

The West Half of the West Half of the Southeast Quarter of the Northwest Quarter, Section 15, Township 34, Range 27

AND

The North Half of the East Half of the West Half of the Southeast Quarter of the Northwest Quarter, Section 15, Township 34, Range 27, according to the United States Government Survey thereof and situate in Sherburne County, Minnesota

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$304,902.96

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:

October 16, 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 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 October 16, 2019, or the next business day if October 16, 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 01, 2018

ASSIGNEE OF MORTGAGEE: U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust

Wilford, Geske & Cook P.A.

Attorneys for Assignee of Mortgagee

7616 Currell Blvd; Ste 200

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File Number: 031730F08

Published in the

Star News

September 1, 8, 15, 22, 29,

October 6, 2018

851613