

NOTICE OF MORTGAGE

FORECLOSURE SALE

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

DATE OF MORTGAGE:

September 20, 2001

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$140,000.00

MORTGAGOR(S):

Linton C. Vlasak, a single person

MORTGAGEE:

Home Town Mortgage, Inc.

DATE AND PLACE OF RECORDING:

Recorded: October 23, 2001

Sherburne County Recorder

Document Number: 450166

ASSIGNMENTS OF MORTGAGE:

And assigned to: Home Federal Mortgage Services, LLC

Dated: September 20, 2001

Recorded: October 23, 2001

Sherburne County Recorder

Document Number: 450167

And assigned to: GMAC Mortgage Corporation

Dated: March 28, 2002

Recorded: April 09, 2002 Sherburne County Recorder

Document Number: 465886

And assigned to: Nationstar Mortgage LLC

Dated: July 11, 2013

Recorded: July 23, 2013 Sherburne County Recorder

Document Number: 775025

Transaction Agent:

Not Applicable

Transaction Agent Mortgage Identification Number:

Not Applicable

Lender or Broker:

Home Town Mortgage, Inc.

Residential Mortgage Servicer:

Nationstar Mortgage LLC DBA Mr. Cooper

Mortgage Originator:

Not Applicable

COUNTY IN WHICH PROPERTY IS LOCATED: Sherburne

Property Address:

12920 283rd Ave NW,

Zimmerman, MN 55398-9430

Tax Parcel ID Number:

01 428 0120

LEGAL DESCRIPTION OF PROPERTY: Lot 4, Block 1, Oak Grove Acres According to the plat, Sherburne County, Minnesota

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$115,343.20

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 09, 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 April 09, 2019, or the next business day if April 09, 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: August 22, 2018

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

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File Number: 029642F04

Published in the

Star News

August 25,

September 1, 8, 15, 22, 29, 2018

849705