

# **NOTICE OF MORTGAGE FORECLOSURE SALE**

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

## **DATE OF MORTGAGE:**

March 25, 2003

**ORIGINAL PRINCIPAL AMOUNT  
OF MORTGAGE: \$180,000.00**

**MORTGAGOR(S): William E.  
Ranczka and Martina A. Ranczka,  
Husband and Wife**

**MORTGAGEE: First National  
Bank of Elk River**

**DATE AND PLACE OF RE-  
CORDING:**

Recorded: April 29, 2003 Sher-  
burne County Recorder

Document Number: 504149

## **LOAN MODIFICATION:**

Dated: April 19, 2013

Recorded: August 05, 2013

Document Number: 775953

**ASSIGNMENTS OF MORT-  
GAGE:**

And assigned to: U.S. Bank NA

Dated: March 25, 2003

Recorded: April 29, 2003 Sher-  
burne County Recorder

Document Number: 504150

**Transaction Agent: Not Applicable**

**Transaction Agent Mortgage  
Identification Number: Not Applicable**

**Lender or Broker: First National  
Bank of Elk River**

**Residential Mortgage Servicer:  
U.S. Bank National Association**

**Mortgage Originator: Not Applicable**

**COUNTY IN WHICH PROPERTY  
IS LOCATED: Sherburne**

## **Property Address:**

18001 221st Ave NW,

Big Lake, MN 55309-8559

**Tax Parcel ID Number:**

10-496-0355

**LEGAL DESCRIPTION OF  
PROPERTY: Lot 11, Block 3,  
Meadowlands, Sherburne County,  
Minnesota**

**AMOUNT DUE AND CLAIMED  
TO BE DUE AS OF DATE OF NO-  
TICE: \$171,182.02**

**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:**

January 15, 2019 at 10:00 AM

**PLACE OF SALE: Sheriff's Main  
Office, Courthouse, 1380 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 per-  
sonal 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 15, 2019,  
or the next business day if July 15,  
2019 falls on a Saturday, Sunday or  
legal holiday.**

**Mortgagor(s) released from fi-  
nancial obligation: NONE**

**THIS COMMUNICATION IS  
FROM A DEBT COLLECTOR AT-  
TEMPTING TO COLLECT A DEBT.  
ANY INFORMATION OBTAINED  
WILL BE USED FOR THAT PUR-  
POSE.**

**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 MORTGAG-  
OR'S PERSONAL REPRESEN-  
TATIVES OR ASSIGNS, MAY BE  
REDUCED TO FIVE WEEKS IF A  
JUDICIAL ORDER IS ENTERED  
UNDER MINNESOTA STATUTES,  
SECTION 582.032, DETERMIN-  
ING, AMONG OTHER THINGS,  
THAT THE MORTGAGED PREM-  
ISES ARE IMPROVED WITH A  
RESIDENTIAL DWELLING OF  
LESS THAN FIVE UNITS, ARE NOT  
PROPERTY USED IN AGRICUL-  
TURAL PRODUCTION, AND ARE  
ABANDONED.**

DATED: November 21, 2018

**ASSIGNEE OF MORTGAGEE: U.S.  
BANK NATIONAL ASSOCIATION**

Wilford, Geske & Cook P.A.

Attorneys for Assignee of Mortgag-  
ee  
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