

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 RECORDING:

Recorded: April 29, 2003 Sherburne County Recorder

Document Number: 504149

LOAN MODIFICATION:

Dated: April 19, 2013

Recorded: August 05, 2013

Document Number: 775953

ASSIGNMENTS OF MORTGAGE:

And assigned to: U.S. Bank NA

Dated: March 25, 2003

Recorded: April 29, 2003 Sherburne 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 NOTICE: \$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, 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 July 15, 2019, or the next business day if July 15, 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: November 21, 2018

ASSIGNEE OF MORTGAGEE: U.S. BANK NATIONAL ASSOCIATION

Wilford, Geske & Cook P.A.

Attorneys for Assignee of Mortgagee

7616 Currell Blvd; Ste 200

Woodbury, MN 55125-2296

(651) 209-3300

File Number: 040971F01

Published in the

Star News

December 1, 8, 15, 22, 29, 2018,

January 5, 2019

881713