

# **NOTICE OF MORTGAGE FORECLOSURE SALE**

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.

NOTICE IS HEREBY GIVEN:

That Default has occurred in the conditions of the following described mortgage:

**DATE OF MORTGAGE:**

05/31/2016

**ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE:** \$147,283.00

**MORTGAGOR(S):**

Nathanial Stumpf, a single man

**MORTGAGEE:** Mortgage Electronic Registration Systems, Inc., as nominee for Caliber Home Loans, Inc.

**DATE AND PLACE OF FILING:** 06/10/2016 as Doc. No. A1316726 in the Office of the County Recorder, Wright County, Minnesota

The mortgage was assigned for value as follows:

**Assignee:** Caliber Home Loans, Inc.

Assignment dated: 08/03/2018

Assignment recorded:

08/08/2018

Assignment recording information: Doc. No. A1376701

All in the records of the County Recorder in and for Wright County, Minnesota.

**TAX PARCEL I.D. NO.:**

103-098-003050

**LEGAL DESCRIPTION OF PROPERTY:** Lot 5, Block 3, Highland Park Fourth Addition, Wright County, Minnesota.

**Abstract Property**

**STREET ADDRESS OF PROPERTY:** 404 17th St. S., Buffalo, MN 55313

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

**LENDER OR BROKER AND MORTGAGE ORIGINATOR:**

Caliber Home Loans, Inc.

**RESIDENTIAL MORTGAGE SERVICER:** Caliber Home Loans

**THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE IS:** \$147,385.97 AS OF 11/02/2018.

THAT no action or proceeding has been instituted at law to recover the debt secured by said mortgage, or any part thereof; that there has been compliance with all pre-foreclosure notice and acceleration requirements of said mortgage, and/or applicable statutes. Pursuant to the power of sale contained in said Mortgage, the Mortgage will be foreclosed, and the mortgaged premises will be sold by the Sheriff of Wright County, Minnesota at public auction as follows:

**DATE AND TIME OF SALE:**

12/20/2018 at 10:00 AM

**PLACE OF SALE:** Wright County Sheriff's Office, 3800 Braddock Ave NE, Buffalo, MN 55313 to pay the debt then secured by said mortgage and taxes, if any actually paid by the mortgagee, on the premises and the costs and disbursements allowed by law. The time allowed by law for redemption by said Mortgagor(s) or Mortgagor's personal representatives or assigns is 6 Months from the date of sale.

**TIME AND DATE TO VACATE PROPERTY:** If the mortgage is not reinstated under Minn. Stat. 8580.30 or redeemed under Minn. Stat. 8580.23, the mortgagor must vacate the mortgaged property by 11:59 p.m. on 06/20/2019, or the next business day if 06/20/2019 falls on a Saturday, Sunday or legal holiday.

**MORTGAGOR(S) RELEASED FROM FINANCIAL OBLIGATION ON MORTGAGE:** NONE

**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 592.032, DETERMINING, AMONG OTHER THINGS THAT MORTGAGED PREMISES ARE IMPROVED WITH A RESIDENTIAL DWELLING OF LESS THAN FIVE UNITS, ARE NOT PROPERTY USED IN AGRICULTURAL PRODUCTION, AND ARE ABANDONED.**

Caliber Home Loans, Inc., Mortgagee/Mortgage Assignee

The Sayer Law Group, P.C., Attorney for Mortgagee/Mortgage Assignee

925 E 4th St., Waterloo, IA 50703

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Published in the Crow River News

January 3, 2019

**NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE SALE**

The attached referenced sale scheduled for 12/20/2018 is hereby postponed until 01/22/2019 at

10:00 A.M. at the Wright County Sheriff's Office, 3800 Braddock Ave NE, Buffalo, MN 55313. Unless

said mortgage is reinstated or the property redeemed, or unless

the time for redemption is reduced by judicial order, the premises

must be vacated by 11:59 p.m. on 08/21/2019 or the next business day if 08/21/2019 falls on a Saturday, Sunday or legal holiday.

Dated: 12/27/2018

Caliber Home Loans, Inc., Mortgagee/Mortgage Assignee

The Sayer Law Group, P.C., Attorney for Mortgagee/Mortgage Assignee

925 E 4th St., Waterloo, IA 50703

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January 31, 2019

**NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE SALE**

The attached referenced sale scheduled for 01/22/2019 is hereby

postponed until 02/21/2019 at 10:00 A.M. at the Wright County

Sheriff's Office, 3800 Braddock Ave NE, Buffalo, MN 55313. Unless

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the time for redemption is reduced by judicial order, the premises

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Dated: 01/31/2019

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