

NOTICE OF MORTGAGE

FORECLOSURE SALE

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

DATE OF MORTGAGE:

April 26, 2005

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$138,562.42

MORTGAGOR(S): Eugene J. Martin, an unmarried man

MORTGAGEE:

Wells Fargo Bank, N.A.

DATE AND PLACE OF RECORDING:

Recorded: May 13, 2005 Sherburne County Recorder

Document Number: 586478

ASSIGNMENTS OF MORTGAGE:

And assigned to: Nationstar Mortgage LLC d/b/a Champion Mortgage Company

Dated: October 26, 2017

Recorded: October 26, 2017 Sherburne County Recorder

Document Number: 847242

Transaction Agent:

Not Applicable

Transaction Agent Mortgage Identification Number:

Not Applicable

Lender or Broker:

Wells Fargo Bank, N.A.

Residential Mortgage Servicer: Nationstar Mortgage LLC, dba Champion Mortgage Company

Mortgage Originator:

Not Applicable

COUNTY IN WHICH PROPERTY IS LOCATED: Sherburne

Property Address:

12789 299th Ave NW,

Princeton, MN 55371-3713

Tax Parcel ID Number:

01-539-0105

LEGAL DESCRIPTION OF PROPERTY: Lot 1, Block 1, Deer Trail Third Addition, according to the plat thereof on file or of record in the office of the County Recorder, Sherburne County, Minnesota

Together with an easement for driveway purposes across the East 40 00 feet of the West 123 59 feet of Outlot B, Deer Trail Second Addition, according to the plat thereof on file or of record in the office of the County Recorder, Sherburne County, Minnesota, and also across the South 12 feet of the West 83 59 feet of said Outlot B

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$234,220.13

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 02, 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 02, 2019, or the next business day if October 02, 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: July 28, 2018

ASSIGNEE OF MORTGAGEE: Nationstar Mortgage LLC d/b/a Champion Mortgage Company

Wilford, Geske & Cook P.A.

Attorneys for Assignee of Mortgagee

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