

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:

January 7, 2013

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$133,251.00

MORTGAGOR(S): Joseph A. Skaj and Tawnya Skaj, husband and wife

MORTGAGEE:

Wells Fargo Bank, N.A.

DATE AND PLACE OF FILING:

Recorded on January 23, 2013 as Document Number 415674 in the Office of the County Recorder of Aitkin County, Minnesota.

ASSIGNMENTS OF MORTGAGE: Assigned to: None.

LEGAL DESCRIPTION OF PROPERTY: The following described real property located in County of Aitkin, State of Minnesota; being more particularly described as follows:

Government Lot Two (2), Section Six (6), Township Forty-Six (46), Range Twenty-five (25).

(ABSTRACT PROPERTY)

Being the same property conveyed to Joseph A. Skaj and Tawnya Skaj by Deed from Joseph A. Skaj and Tawnya Skaj dated April 17, 2003, filed April 24, 2003 and recorded as instrument No. 347619 in the Aitkin County, Minnesota records.

Property Address:

33305 340TH ST,

Aitkin, MN 56431

APN: 09-0-00950

STREET ADDRESS OF PROPERTY: 33305 340TH ST, AITKIN, MN 56431

COUNTY IN WHICH PROPERTY IS LOCATED:

Aitkin County, Minnesota.

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE:

\$122,037.32

TRANSACTION AGENT: None

NAME OF MORTGAGE ORIGINATOR: Wells Fargo Bank, N.A.

RESIDENTIAL SERVICER:

Wells Fargo Bank, N.A.

TAX PARCEL IDENTIFICATION NUMBER: 09-0-009500

TRANSACTION AGENT'S MORTGAGE IDENTIFICATION NUMBER: None

THAT no action or proceeding has been instituted at law to recover the debt then remaining secured by such mortgage, or any part thereof, or, if the action or proceeding has been instituted, that the same has been discontinued, or that an execution upon the judgment rendered therein has been returned unsatisfied, in whole or in part.

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:

May 2, 2019 at 10:00 AM.

PLACE OF SALE: Aitkin County Sheriff's Office, 217 Second Street NW, Aitkin, Minnesota.

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), their personal representatives or assigns is twelve (12) months from the date of sale.

TIME AND DATE TO VACATE PROPERTY: Unless said mortgage is reinstated or the property redeemed, or unless the time for redemption is reduced by judicial order, you must vacate the premises by 11:59 p.m. on May 4, 2020.

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.

MORTGAGOR(S) RELEASED FROM FINANCIAL OBLIGATION ON MORTGAGE: None

Dated: March 1, 2019

WELLS FARGO BANK, N.A.

Mortgagee

TROTT LAW, P.C.

By: /s/

N. Kibongni Fondungallah, Esq.

Samuel R. Coleman, Esq.

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THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.

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