

# 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:

April 27, 2012

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$162,766.00

MORTGAGOR(S):

Jan L. Smith, a single person

MORTGAGEE: Mortgage Electronic Registration Systems, Inc., a Delaware corporation, as nominee for Alerus Financial, N.A. d/b/a Residential Mortgage Group

DATE AND PLACE OF FILING: Recorded on May 1, 2012 as Document Number A372870 in the Office of the County Recorder of Mille Lacs County, Minnesota.

ASSIGNMENTS OF MORTGAGE: Assigned to: Wells Fargo Bank, N.A. by assignment recorded on September 29, 2016 as Document Number 397220 in the Office of the County Recorder of Mille Lacs County, Minnesota.

LEGAL DESCRIPTION OF PROPERTY: Lot 7, Block 2, East Wild Run Addition, according to the plat thereof on file and of record in the office of the County Recorder, Mille Lacs County, Minnesota.

STREET ADDRESS OF PROPERTY: 1320 ABBY ROAD, PRINCETON, MN 55371

COUNTY IN WHICH PROPERTY IS LOCATED: Mille Lacs County, Minnesota.

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: \$156,737.97

TRANSACTION AGENT: None

NAME OF MORTGAGE ORIGINATOR: Alerus Financial, N.A. d/b/a Residential Mortgage Group

RESIDENTIAL SERVICER: Wells Fargo Bank, N.A.

TAX PARCEL IDENTIFICATION NUMBER: 06-225-0150

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: March 8, 2018 at 10:00 AM.

PLACE OF SALE: Mille Lacs County Sheriff's Office, 640 3rd Street SE, Milaca, 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 six (6) 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 September 10, 2018.

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: January 9, 2018

WELLS FARGO BANK, N.A.  
Mortgagee  
THE ACADEMY LAW GROUP, P.A.  
By: /s/  
Rebecca F. Schiller, Esq.  
N. Kibongni Fondungallah, Esq.  
Samuel R. Coleman, Esq.  
**\*Corbin C. Smith, Esq.\***  
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(17-0053-FC01)  
THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.  
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