

NOTICE OF MORTGAGE

FORECLOSURE SALE

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

DATE OF MORTGAGE:

May 11, 2007

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$139,000.00

MORTGAGOR(S): Stephanie Olene, a single person

MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as nominee for First National Bank of Elk River, its successors and/or assigns

DATE AND PLACE OF RECORDING:

Recorded: May 23, 2007 Sherburne County Recorder

Document Number: 650674

LOAN MODIFICATION:

Dated: April 27, 2010

Recorded: May 18, 2011

Document Number: 731777

ASSIGNMENTS OF MORTGAGE:

And assigned to: Suntrust Mortgage, Inc.

Dated: August 04, 2009

Recorded: August 07, 2009 Sherburne County Recorder

Document Number: 698251

Transaction Agent: Mortgage Electronic Registration Systems, Inc.

Transaction Agent Mortgage Identification Number:

1000104-0205637127-5

Lender or Broker:

First National Bank of Elk River

Residential Mortgage Servicer:

SunTrust Bank

Mortgage Originator:

Not Applicable

COUNTY IN WHICH PROPERTY IS LOCATED: Sherburne

Property Address: 140 Addison Way, Big Lake, MN 55309-8863

Tax Parcel ID Number:

65-511-0216

LEGAL DESCRIPTION OF PROPERTY: Lot Eight (8), Block Two (2), McDowall Oaks Third Addition, Sherburne County, Minnesota

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$141,140.70

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:

March 26, 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 September 26, 2019, or the next business day if September 26, 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: February 05, 2019

ASSIGNEE OF MORTGAGEE:

SunTrust Bank successor by merger to SunTrust Mortgage, Inc.

Wilford, Geske & Cook P.A.

Attorneys for Assignee of Mortgagee

7616 Currell Blvd; Ste 200

Woodbury, MN 55125-2296

(651) 209-3300

File Number: 007267F03

Published in the

Star News

February 9, 16, 23, 30,

March 2, 9, 2019

903605