

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 con-
ditions of the following described
mortgage:

DATE OF MORTGAGE:

March 31, 2012

**ORIGINAL PRINCIPAL AMOUNT
OF MORTGAGE: \$67,756.96**

**MORTGAGOR(S): Phillip M.
Cross a/k/a Philip M. Cross and
Vicki E. Milbrandt, husband and
wife**

MORTGAGEE:

Wells Fargo Bank, N.A.

**LENDER OR BROKER AND
MORTGAGE ORIGINATOR STATED
ON THE MORTGAGE: Wells Fargo
Bank, N.A.**

SERVICER:

Specialized Loan Servicing LLC

DATE AND PLACE OF FILING:
Filed April 3, 2012, Chisago Coun-
ty Recorder, as Document Number
A-543013

**ASSIGNMENTS OF MORT-
GAGE:** Assigned to: Specialized
Loan Servicing LLC; Dated: Febru-
ary 27, 2018 filed: February 27,
2018, recorded as document num-
ber A-607031

**LEGAL DESCRIPTION OF
PROPERTY:**

All that part of Lot Three (3) in
Block Twenty-Nine (29), of Daniel
Lindstrom's Second Addition to the
City of Lindstrom, according to the
plat thereof on file and of record
in the Register of Deeds' Office in
and for said County described as
follows:

Commencing at the Southwest-
erly corner of Lot 4, said Block 29;
thence in a Northeasterly direction
along the boundary line of Lot 3
and Lot 4 in said Block 100 feet;
thence in a Southeasterly direction
and parallel with Westerly front line
of said Lot 3, 38 feet, thence in a
Southwesterly direction parallel
with the said boundary line be-
tween said Lots 3 and 4, a distance
of 100 feet, thence in a Northwest-
erly direction along the Westerly
front line of said Lot 3 to the place
of beginning.

And

All that part of Lot 4 in Block
29 of Daniel Lindstrom's Second
Addition to the City of Lindstrom,
according to the plat thereof on file
and of record in the Office of the
Register of Deeds in and for Coun-
ty of Chisago, described as follows:

Commencing at the South cor-
ner of said Lot 4, thence in a North-
easterly direction along the bound-
ary line between said Lot 4 and Lot
3 in said Block, 100 feet; thence in
a Northweste direction and par-
allel with the front line of said Lot
4, 66 feet to the boundary line be-
tween said Lot 4 and Lot 5 in said
Block; thence in a Southwesterly
direction along said last mentioned
boundary line to the West corner of
said Lot 4, thence in a Southeast-
erly direction along the front line of
said Lot 4 to the place of beginning,
being the Westerly 100 feet of said
Lot 4. State of Minnesota

PROPERTY ADDRESS: 12960
Pleasant Ave, Lindstrom, MN
55045

**PROPERTY IDENTIFICATION
NUMBER:** 15.00341.00

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

**THE AMOUNT CLAIMED TO BE
DUE ON THE MORTGAGE ON THE
DATE OF THE NOTICE:** \$66,371.86

THAT all pre-foreclosure require-
ments 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:

February 8, 2019, 10:00am

PLACE OF SALE: Sheriff's Main
Office, Public Safety Center, 15230
Per Road, Center City, MN 55012

**to pay the debt secured by said
mortgage and taxes, if any, on said
premises and the costs and dis-
bursements, including attorneys
fees allowed by law, subject to re-
demption within 6 months from the
date of said sale by the mortgag-
or(s) the personal representatives
or assigns.**

**TIME AND DATE TO VACATE
PROPERTY:** If the real estate is
an owner-occupied, single-family
dwelling, unless otherwise provided
by law, the date on or before
which the mortgagor(s) must vac-
ate the property, if the mortgage is
not reinstated under section 580.30
or the property is not redeemed
under section 580.23, is 11:59 p.m.
on August 6, 2019, or the next busi-
ness day if August 6, 2019 falls on
a Saturday, Sunday or legal holiday.

**THE TIME ALLOWED BY
LAW FOR REDEMPTION BY THE
MORTGAGOR, THE MORTGAG-
OR'S PERSONAL REPRESEN-
TATIVES OR ASSIGNS, THAT**

**THE MORTGAGED PREMISES
ARE IMPROVED WITH A RESI-
DENTIAL DWELLING OF AT LEAST
THREE UNITS, ARE NOT PROP-
ERTY USED FOR AGRICULTURAL
PRODUCTION, AND ARE APAN-
DONED.**

Dated: December 10, 2018
Specialized Loan Servicing LLC
Assignee of Mortgagor(s)

SHAPIRO & ZIEHLKE, LLP
By

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**THIS IS A COMMUNICATION
FROM A DEBT COLLECTOR**

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