

## **NOTICE OF MORTGAGE**

### **FORECLOSURE SALE**

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

DATE OF MORTGAGE:

March 07, 2003

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$110,373.14

MORTGAGOR(S): Patricia Ann Fox and Reinold J. Fox, Wife and Husband

MORTGAGEE: Wells Fargo Home Mortgage, Inc., a California Corporation

DATE AND PLACE OF RECORDING:

Recorded: October 17, 2003

Dakota County Recorder

Document Number: 2126640

ASSIGNMENTS OF MORTGAGE:

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

Dated: September 19, 2017

Recorded: September 19, 2017

Dakota County Recorder

Document Number: 3213495

Transaction Agent:

Not Applicable

Transaction Agent Mortgage Identification Number:

Not Applicable

Lender or Broker: Wells Fargo Home Mortgage, Inc., a California Corporation

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

Mortgage Originator:

Not Applicable

COUNTY IN WHICH PROPERTY IS LOCATED: Dakota

Property Address: 1123 Sibley St, Hastings, MN 55033-2823

Tax Parcel ID Number:

19-77300-03-360

LEGAL DESCRIPTION OF PROPERTY: Lot 36, Block 3, Tripp's Addition, Dakota County, Minnesota

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$210,573.39

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 26, 2018 at 10:00 AM

PLACE OF SALE: Dakota County Law Enforcement Center, 1580 Highway 55, Lobby S-100, Hastings, 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 28, 2019, or the next business day if

October 28, 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: August 31, 2018

ASSIGNEE OF MORTGAGEE:

Nationstar Mortgage LLC d/b/a Champion Mortgage Company

Wilford, Geske & Cook P.A.

Attorneys for Assignee of Mortgagee

7616 Currell Blvd; Ste 200

Woodbury, MN 55125-2296

(651) 209-3300

File Number: 040506F01

Published in the

Dakota County Tribune

September 13, 20, 27,

October 5, 12, 19, 2018

**NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE SALE**

The above referenced sale scheduled for October 26, 2018 at 10:00 AM has been postponed to November 27, 2018 at 10:00 AM in the Dakota County Law Enforcement Center, 1580 Highway 55, Lobby S-100, Hastings, Minnesota in said County and State.

DATED: October 15, 2018

ASSIGNEE OF MORTGAGEE: Nationstar Mortgage LLC d/b/a Champion Mortgage Company Wilford, Geske & Cook P.A. Attorneys for Assignee Of Mortgagee 7616 Currell Blvd; Ste 200 Woodbury, MN 55125-2296 (651) 209-3300 File Number: 040506F01 Published in the Dakota County Tribune October 26, 2018 871639