

NOTICE OF MORTGAGE FORECLOSURE SALE

18-108877

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:

June 26, 2014

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$211,050.00

MORTGAGOR(S): David A. Hawkins, a married person

MORTGAGEE: Mortgage Electronic Registration Systems, Inc.

TRANSACTION AGENT:

Mortgage Electronic Registration Systems, Inc.

MIN#: 1010104-0055242149-3

LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON THE MORTGAGE:

Bell State Bank & Trust

SERVICER:

Wells Fargo Bank, N.A.

DATE AND PLACE OF FILING:

Filed July 11, 2014, Washington County Registrar of Titles, as Document Number 1229072

ASSIGNMENTS OF MORTGAGE: Assigned to: Wells Fargo Bank, N.A.

LEGAL DESCRIPTION OF PROPERTY:

Lot Five (5), Block Two (2) Oakwood 1st Addition

REGISTERED PROPERTY

PROPERTY ADDRESS: 1579 Hinton Trl N, Oakdale, MN 55128

PROPERTY IDENTIFICATION NUMBER: 29.029.21.13.0038

COT# 71461

COUNTY IN WHICH PROPERTY IS LOCATED: Washington

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

\$205,851.91

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:

April 27, 2018, 10:00am

PLACE OF SALE: Sheriff's Main Office, Law Enforcement Center, 15015 62nd Street N, Stillwater, MN 55082

to pay the debt secured by said mortgage and taxes, if any, on said premises and the costs and disbursements, including attorneys fees allowed by law, subject to redemption within 6 months from the date of said sale by the mortgagor(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 vacate 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 October 27, 2018, or the next business day if October 27, 2018 falls on a Saturday, Sunday or legal holiday.

"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 5 UNITS, ARE NOT PROPERTY USED FOR AGRICULTURAL PRODUCTION, AND ARE ABANDONED.

Dated: March 9, 2018
Wells Fargo Bank, N.A.
Assignee of Mortgagee
SHAPIRO & ZIELKE, LLP
BY /s/
Lawrence P. Zielke - 152559
Diane F. Mach - 273788
Melissa L. B. Porter - 0337778
Randolph W. Dawdy - 2160X
Gary J. Evers - 0134764
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(952) 831-4060

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR

Published in the

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March 15, 22, 29,

April 5, 12, 19, 2018

NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE SALE

The above referenced sale scheduled for April 27, 2018, at 10:00 AM, has been postponed to June 5, 2018, at 10:00 AM, and will be held at sheriffs main address Law Enforcement Center, 15015 62nd Street N, Stillwater, MN 55082.

Unless the mortgage is reinstated under Minnesota Statute 580.30 or the property is redeemed under Minnesota Statute 580.23 the property must be vacated by December 5, 2018. If this date falls on a Saturday, Sunday or legal holiday, the date to vacate will be the next business day at 11:59 p.m.

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.

Dated: April 25, 2018.

Wells Fargo Bank, N.A.

Assignee of Mortgagee

SHAPIRO & ZIELKE, LLP

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Randolph W. Dawdy - 2160X

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