

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 con-
ditions 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 Elec-
tronic Registration Systems, Inc.

TRANSACTION AGENT:

Mortgage Electronic Registra-
tion 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 Doc-
ument Number 1229072

**ASSIGNMENTS OF MORT-
GAGE:** Assigned to: Wells Fargo
Bank, N.A.

**LEGAL DESCRIPTION OF
PROPERTY:**

Lot Five (5), Block Two (2) Oak-
wood 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 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:

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 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 October 27, 2018, or the next
business day if October 27, 2018
falls on a Saturday, Sunday or legal
holiday.

THIS IS A COMMUNICATION
FROM A DEBT COLLECTOR.

Dated: April 25, 2018

Wells Fargo Bank, N.A.

Assignee of Mortgagee

SHAPIRO & ZIELKE, LLP

Lawrence P. Zielke - 152559

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10-108877

Attorney for Assignee of Mortgagee

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