

NOTICE OF MORTGAGE FORECLOSURE SALE

THE RIGHT TO VERIFICATION OF THE DEBT AND IDENTITY OF THE ORIGINAL CREDITOR WITHIN THE TIME PROVIDED BY LAW.

NOT AFFECTED BY THIS ACTION.
NOTICE IS HEREBY GIVEN:
That Default has occurred in the
conditions of the following de-
scribed mortgage:
DATE OF MORTGAGE:
06/27/2006
ORIGINAL PRINCIPAL AMOUNT
OF MORTGAGE: \$324,653.16
MORTGAGOR(S): Mario Sousa
and Carmen Sousa, husband and
wife, as joint tenants
MORTGAGEE: Wells Fargo Fi-
nancial Minnesota, Inc.
DATE AND PLACE OF FILING:

07/14/2006 as Doc. No. A 1017347
in the Office of the County Record-
er, Wright County, Minnesota
The mortgage was assigned for
value as follows:

All in the records of the
Recorder in and for Wright
County, Minnesota.

TAX PARCEL I
R118-065-003
LEGAL DES

PROPERTY: LOT 7, BLOCK 3, LIN
BAR ESTATES SECOND ADDI-
TION, WRIGHT COUNTY, MINNE-
SOTA.

BEING THE SAME PROPERTY
CONVEYED TO MARIO SOUSA
AND CARMEN SOUSA AS JOINT
TENANTS BY DEED FROM CHRIS-
TIAN BUILDERS, INC., A MINNE-
SOTA CORPORATION RECORDED
06/20/2000 AS DOCUMENT NO.
711741.

PROPERTY: 14605 71st Street NE, Elk River, MN 55330
COUNTY IN WHICH PROPERTY IS LOCATED: Wright
LENDER OR BROKER AND MORTGAGE ORIGINATOR: Wells

Fargo Financial Minnesota, Inc.
RESIDENTIAL MORTGAGE
SERVICER: Caliber Home Loan
THE AMOUNT CLAIMED TO
BE DUE ON THE MORTGAGE IS:
\$300,246.56 AS OF 11/30/2018.
THAT no action or proceeding
has been instituted at law to recover
the debt secured by said mortgage,
or any part thereof; that there has
been compliance with all pre-fore-
closure notice and acceleration re-

quirements of said mortgage, and/or applicable statutes. Pursuant to the power of sale contained in said Mortgage, the Mortgage will be foreclosed, and the mortgaged premises will be sold by the Sheriff of Wright County, Minnesota at public auction as follows:

DATE AND TIME OF SALE:
01/03/2019 at 11:00 AM
PLACE OF SALE: Wright County
Sheriff's Office, 3800 Braddock Ave
NE, Buffalo, MN 55313 to pay the
debt then secured by said mort-
gage and taxes, if any actually paid
by the mortgagee, on the premises
and the costs and disbursements

allowed by law. The time allowed by law for redemption by said Mortgagor(s) or Mortgagor's personal representatives or assigns is 6 Months from the date of sale.

TIME AND DATE TO VACATE PROPERTY: If the mortgage is not reinstated under Minn. Stat. §580.30 or redeemed under Minn. Stat. §580.33, the mortgagor must

Stat. §500.23, the mortgagor must vacate the mortgaged property by 11:59 p.m. on 07/03/2019, or the next business day if 07/03/2019 falls on a Saturday, Sunday or legal holiday.

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

MORTGAGED PREMISES ARE IMPROVED WITH A RESIDENTIAL DWELLING OF LESS THAN FIVE UNITS, ARE NOT PROPERTY USED IN AGRICULTURAL PRODUCTION, AND ARE ABANDONED.

U.S. Bank Trust, N.A., as Trustee for
LSF10 Master Participation Trust,
Mortgagee/Mortgage Assignee
The Sayer Law Group, P.C.,
By Brian G. Sayer
Attorney for Mortgagee/Mortgage
Assignee
925 E 4th St.
Waterloo, IA 50703
THIS IS A COMMUNICATION

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.