

# 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 conditions of the following described mortgage:

DATE OF MORTGAGE:

December 3, 2007

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$70,000.00

MORTGAGOR(S): Lawrence M. Steininger and Linda S. Steininger, husband and wife

MORTGAGEE: Wells Fargo Bank, N.A.

DATE AND PLACE OF FILING:

Recorded on December 31, 2007 as Document Number A493800 in the Office of the County Recorder of Chisago County, Minnesota.

ASSIGNMENTS OF MORTGAGE: Assigned to: None.

LEGAL DESCRIPTION OF PROPERTY: Lot 18, Block 3, Timberwood Ponds, Chisago County, Minnesota, Chisago County, Minnesota.

STREET ADDRESS OF PROPERTY:

4397 316TH LN,

STACY, MN 55079

COUNTY IN WHICH PROPERTY IS LOCATED: Chisago County, Minnesota.

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: \$67,470.55

TRANSACTION AGENT: None

NAME OF MORTGAGE ORIGINATOR: Wells Fargo Bank, N.A.

RESIDENTIAL SERVICER:

Wells Fargo Home Equity

TAX PARCEL IDENTIFICATION NUMBER: 05.00720.46

TRANSACTION MORTGAGE IDENTIFICATION NUMBER: None

AGENT'S MORTGAGE IDENTIFICATION NUMBER: None

THAT no action or proceeding has been instituted at law to recover the debt then remaining secured by such mortgage, or any part thereof, or, if the action or proceeding has been instituted, that the same has been discontinued, or that an execution upon the judgment rendered therein has been returned unsatisfied, in whole or in part.

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 20, 2019 at 10:00 AM.

PLACE OF SALE: Chisago County Sheriff's Office, 15230 Per Road, Center City, Minnesota to pay the debt then secured by said mortgage 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), their personal representatives or assigns is six (6) months from the date of sale. The time allowed by law for redemption by the United States of America or any agency thereof is twelve (12) months from the date of the sale, if applicable.

TIME AND DATE TO VACATE PROPERTY: Unless said mortgage is reinstated or the property redeemed, or unless the time for redemption is reduced by judicial order, you must vacate the premises by 11:59 p.m. on August 20, 2019.

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.

MORTGAGOR(S) RELEASED FROM FINANCIAL OBLIGATION ON MORTGAGE: None

Dated: December 21, 2018

WELLS FARGO BANK, N.A.  
Mortgagee  
THE ACADEMY LAW GROUP, P.A.  
By: /s/ N. Kibongni Fondungallah, Esq.  
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THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.

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