

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 conditions of the following described mortgage:

DATE OF MORTGAGE:

November 30, 2007

MORTGAGOR: Carl D. O'Neil and Jessica L. O'Neil, husband and wife.

MORTGAGEE: Mortgage Electronic Registration Systems, Inc.

DATE AND PLACE OF RECORDING: Recorded December 6, 2007 Isanti County Recorder, Document No. 385149.

ASSIGNMENTS OF MORTGAGE: Assigned to: Nationstar Mortgage LLC. Dated July 25, 2011 Recorded August 12, 2011, as Document No. A418626 corrected by Corrective Assignment of Mortgage Dated April 10, 2013 Recorded April 18, 2013 as Document No. A434137.

TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc.

TRANSACTION AGENT'S MORTGAGE IDENTIFICATION NUMBER ON MORTGAGE:

100011520048601944

LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON MORTGAGE:

CitiMortgage, Inc.

RESIDENTIAL MORTGAGE SERVICER: Nationstar Mortgage LLC d/b/a Mr. Cooper

MORTGAGED PROPERTY ADDRESS: 831 Pioneer Trail Southeast, Cambridge, MN 55008

TAX PARCEL I.D. #: 15.156.0340

LEGAL DESCRIPTION OF PROPERTY:

LOT 1, BLOCK 4, BRIDGEWATER SECOND ADDITION, ISANTI COUNTY, MINNESOTA

COUNTY IN WHICH PROPERTY IS LOCATED: Isanti

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$140,000.00

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE, INCLUDING TAXES, IF ANY, PAID BY MORTGAGEE:

\$198,550.25

That prior to the commencement of this mortgage foreclosure proceeding Mortgagee/Assignee of Mortgage complied with all notice requirements as required by statute; 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 17, 2018 at 10:00 AM

PLACE OF SALE: Sheriff's Office, Law Enforcement Center, 2440 Main Street South, Cambridge, Minnesota

to pay the debt then 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 six (6) months from the date of said sale by the mortgagor(s), their personal representatives or assigns unless reduced to Five (5) weeks under MN Stat. §580.07.

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 17, 2018, unless that date falls on a weekend or legal holiday, in which case it is the next weekday, and unless the redemption period is reduced to 5 weeks under MN Stat. Secs. 580.07 or 582.032.

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

"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: February 14, 2018

Nationstar Mortgage LLC d/b/a Mr. Cooper

Mortgagee/Assignee of Mortgagee USSET, WEINGARDEN AND LI-EBO, P.L.L.P.

Attorneys for Mortgagee/Assignee of Mortgagee

4500 Park Glen Road #300

Minneapolis, MN 55416

(952) 925-6888

21 - 17-007761 FC

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.

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February 21, 28,

March 7, 14, 21, 28, 2018

NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE SALE

Pursuant to the provisions of Minnesota Statutes 580.07, the foregoing foreclosure sale is postponed until June 12, 2018 at 10:00 AM at the Sheriff's Office, Law Enforcement Center, 2440 Main Street South, Cambridge, Minnesota, in said county and state.

Dated: April 18, 2018.

Nationstar Mortgage LLC d/b/a Mr. Cooper

Mortgagee/Assignee of Mortgagee USSET, WEINGARDEN AND LI-EBO, P.L.L.P.

Attorneys for Mortgagee/Assignee of Mortgagee

4500 Park Glen Road #300

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