

NOTICE OF MORTGAGE FORECLOSURE SALE

18-110377

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:

November 16, 2012

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$146,398.00

MORTGAGOR(S): Scarlet La-

Valle, a married person

MORTGAGEE: Homeservices Lending, LLC DBA Edina Realty Mortgage

LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON THE MORTGAGE: Homeservices Lending, LLC DBA Edina Realty Mortgage

SERVICER: Wells Fargo Bank, N.A.

DATE AND PLACE OF FILING:

Filed December 10, 2012, Isanti County Recorder, as Document Number A430701

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

That part of the Southeast Quarter of the Northwest Quarter (SE 1/4 of NW 1/4), Section Twenty (20), Township Thirty-four (34), Range Twenty-two (22), described as follows: Commencing at a point on the West 1/16th line 20 rods North of the Southwest corner of said SE 1/4 of NW 1/4, Section 20, Township 34, Range 22, thence East and parallel with the North section line a distance of 44 rods; thence South and parallel with the West section line of said Section 20 to the South line of said SE 1/4 of NW 1/4; thence West and along said South line 44 rods to the Southwest corner of said SE 1/4 of NW 1/4, thence North along the West 1/16th line 20 rods to the point of beginning and there to terminate.

PROPERTY ADDRESS:

24907 Nebula St NE,

Stacy, MN 55079

PROPERTY IDENTIFICATION NUMBER: 08.020.0900

COUNTY IN WHICH PROPERTY IS LOCATED: Isanti

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

\$134,141.94

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:

January 10, 2019, 10:00am

PLACE OF SALE: Sheriff's Main Office, 2440 South Main Street, Cambridge, MN 55008 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 July 10, 2019, or the next business day if July 10, 2019 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: November 16, 2018

Wells Fargo Bank, N.A.

Assignee of Mortgagee

SHAPIRO & ZIELKE, LLP

BY

Lawrence P. Zielke - 152559

Melissa L. B. Porter - 0337778

Randolph W. Dawdy - 2160X

Gary J. Evers - 0134764

Tracy J. Halliday - 034610X

Attorneys for Mortgagee

Shapiro & Zielke, LLP

12550 West Frontage Road, Suite 200

Burnsville, MN 55337

(952) 831-4060

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR

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