

NOTICE OF MORTGAGE

FORECLOSURE SALE

NOTICE IS HEREBY GIVEN that default has occurred in the conditions of the following described mortgage:

DATE OF MORTGAGE:

December 29, 2017

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$151,414.00

MORTGAGOR(S): Heather A Paulson and Christopher D Paulson, wife and husband

MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as nominee for HomeServices Lending, LLC d/b/a Edina Realty Mortgage, its successors and/or assigns

DATE AND PLACE OF RECORDING:

Recorded: February 08, 2018

Chisago County Recorder

Document Number: A-606620

ASSIGNMENTS OF MORTGAGE:

And assigned to: Lakeview Loan Servicing, LLC

Dated: January 28, 2019

Recorded: January 31, 2019

Chisago County Recorder

Document Number: A-616397

Transaction Agent: Mortgage Electronic Registration Systems, Inc.

Transaction Agent Mortgage Identification Number:

1012742-0000086644-3

Lender or Broker: Homeservices Lending, LLC D/B/A Edina Realty Mortgage

Residential Mortgage Servicer: LoanCare Servicing Center, Inc.

Mortgage Originator:

Not Applicable

COUNTY IN WHICH PROPERTY IS LOCATED: Chisago

Property Address:

38975 6th Ave,

North Branch, MN 55056-6085

Tax Parcel ID Number:

16.00230.00

LEGAL DESCRIPTION OF

PROPERTY: The North Seventy-five (75) feet of the South One

Hundred Fifty (150) feet of each of

Lots Four (4), Five (5) and Six (6),

of Block Five (5), of North Branch,

Minnesota, Chisago County, Min-

nesota

AMOUNT DUE AND CLAIMED

TO BE DUE AS OF DATE OF NO-

TICE: \$154,590.94

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 11, 2019 at 10:00 AM

PLACE OF SALE: Sheriff's Main

Office, 15230 Per Road, Center

City, MN 55012

to pay the debt secured by said

mortgage and taxes, if any, on

said premises and the costs and

disbursements, including attorney

fees allowed by law, subject to

redemption within six (6) months

from the date of said sale by the

mortgagor(s), their personal repre-

sentatives or assigns.

If the Mortgage is not reinstated

under Minn. Stat. §580.30 or the

property is not redeemed under

Minn. Stat. §580.23, the Mortgag-

or must vacate the property on or

before 11:59 p.m. on October 11,

2019, or the next business day if

October 11, 2019 falls on a Satur-

day, Sunday or legal holiday.

Mortgagor(s) released from fi-

nancial obligation: NONE

THIS COMMUNICATION IS

FROM A DEBT COLLECTOR AT-

TEMPTING TO COLLECT A DEBT.

ANY INFORMATION OBTAINED

WILL BE USED FOR THAT PUR-

POSE.

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.

THE TIME ALLOWED BY LAW

FOR REDEMPTION BY THE

MORTGAGOR, THE MORTGAG-

OR'S PERSONAL REPRESENT-

TATIVES OR ASSIGNS, MAY BE

REDUCED TO FIVE WEEKS IF A

JUDICIAL ORDER IS ENTERED

UNDER MINNESOTA STATUTES,

SECTION 582.032, DETERMIN-

ING, AMONG OTHER THINGS,

THAT THE MORTGAGED PREM-

ISES ARE IMPROVED WITH A

RESIDENTIAL DWELLING OF

LESS THAN FIVE UNITS, ARE NOT

PROPERTY USED IN AGRICUL-

TURAL PRODUCTION, AND ARE

ABANDONED.

DATED: February 27, 2019

ASSIGNEE OF MORTGAGEE:

Lakeview Loan Servicing, LLC

Wilford, Geske & Cook P.A.

Attorneys for Assignee of Mortgag-

ee

7616 Currell Blvd; Ste 200

Woodbury, MN 55125-2296

(651) 209-3300

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