

NOTICE OF MORTGAGE

FORECLOSURE SALE

17-106422

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 18, 2011

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$71,287.00

MORTGAGOR(S): Nathan Roy Ronning, a single man

MORTGAGEE: Mortgage Electronic Registration Systems, Inc.

TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc.

MIN#: 100196399001600459

LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON THE MORTGAGE:

Guaranteed Rate, Inc.

SERVICER:

JPMorgan Chase Bank, N.A.

DATE AND PLACE OF FILING: Filed November 23, 2011, Mille Lacs County Recorder, as Document Number A370337

ASSIGNMENTS OF MORTGAGE: Assigned to: JPMorgan Chase Bank, National Association;

Dated: November 25, 2016 filed: December 2, 2016, recorded as document number A398248

LEGAL DESCRIPTION OF PROPERTY:

Part of Southeast Quarter of the Northwest Quarter, Section 25, Township 38, Range 27, Mille Lacs County, Minnesota, Described as follows:

Beginning at a point on the Southerly right of way line of Fifth Street Northeast distant 66.00 feet Easterly of the Northeast corner of Lot 6, Block 12, Second Addition to Milaca, according to the recorded plat thereof; thence North 80 degrees 02 minutes 35 seconds East, assumed bearing, on said Southerly right of way line 165.00 feet to the Northwest corner of Lot 9, Block 1, Johnson-Lunn Addition, according to the recorded plat thereof; thence South 10 degrees 02 minutes 00 seconds East parallel with the Easterly right of way line of Second Avenue Northeast 126.25 feet; thence South 80 degrees 02 minutes 35 seconds West parallel with said Southerly right of way line 165.00 feet to the Easterly line of said Second Avenue Northeast; thence North 10 degrees 02 minutes 00 seconds West on said Easterly right of way line 126.25 feet to the point of beginning.

PROPERTY ADDRESS: 495 2nd Ave NE, Milaca, MN 56353

PROPERTY IDENTIFICATION NUMBER: 21-025-4200

COUNTY IN WHICH PROPERTY IS LOCATED: Mille Lacs

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: \$65,022.16

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:

October 4, 2018, 10:00am

PLACE OF SALE: Sheriff's Main Office, 640 3rd Street SE, Milaca, MN 56353

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 April 4, 2019, or the next business day if April 4, 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: August 8, 2018

JPMorgan Chase Bank,
National Association

Assignee of Mortgagee
SHAPIRO & ZIELKE, LLP

BY /s/

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THIS IS A COMMUNICATION FROM A DEBT COLLECTOR

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