

NOTICE OF MORTGAGE FORECLOSURE SALE

17-107518

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:

March 1, 2006

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$180,000.00

MORTGAGOR(S): Roger A. Gallati and Mary M. Gallati, husband and wife

MORTGAGEE: Mortgage Electronic Registration Systems, Inc.

TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc.

MIN#: 100098900060216605

LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON THE MORTGAGE: BSM Financial, L.P. DBA Banksource Mortgage

SERVICER:

Wells Fargo Bank, N.A.

DATE AND PLACE OF FILING:

Filed October 17, 2006, Mille Lacs County Registrar of Titles, as Document Number 13330, Thereafter recorded in Abstract on October 17, 2006 as Document Number 336499 in the office of the County Recorder of Mille Lacs County, Minnesota; thereafter reformed by Findings of Facts, Conclusions of Law, Order for Default Judgment and Default Judgment recorded on February 6, 2018 as Document Number A404801 in the office of the County Recorder of Mille Lacs County, Minnesota and on February 12, 2018 as Document Number T17747 in the office of the County Registrar of Titles of Mille Lacs County, Minnesota

ASSIGNMENTS OF MORTGAGE: Assigned to: US Bank National Association, as Trustee for Bear Stearns ABS 2006-AC4

LEGAL DESCRIPTION OF PROPERTY:

Torrens

Tract B. Registered Land Survey No. 11

Abstract

The East 193.00 feet of the Southeast Quarter of the Southeast Quarter of Section 25, Township 36, Range 27, Mille Lacs County, Minnesota, lying Northerly of the North line of the South 500.00 feet thereof

REGISTERED PROPERTY

PROPERTY ADDRESS:

11031 State Highway 95,

Princeton, MN 55371

PROPERTY IDENTIFICATION

NUMBER: 06-025-2800 and

06-750-0020 COT# 6590.0

COUNTY IN WHICH PROPERTY IS LOCATED: Mille Lacs

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

\$194,292.16

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:

April 24, 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 October 24, 2018, or the next business day if October 24, 2018 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: March 1, 2018

U.S. Bank National Association, as Trustee for Bear Stearns Asset Backed Securities I Trust 2006-AC4, Asset-Backed Certificates, Series 2006-AC4

Assignee of Mortgagee

SHAPIRO & ZIELKE, LLP

BY /s/

Lawrence P. Zielke - 152559

Diane F. Mach - 273788

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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