

Public Notice

(First Date of Pub.: Wed., May 22, 2019)

(Dates of Pub.: Wed., May 22, 29, June 5, 12, 19, 26, 2019)

19-111287

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 the conditions of the following described mortgage:

DATE OF MORTGAGE: October 20, 2004

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$59,500.00

MORTGAGOR(S): Gerard Morin and Patricia J Morin, husband and wife

MORTGAGEE: Mortgage Electronic Registration Systems, Inc.

TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc.

MIN#: 100200100060232414

LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON THE MORTGAGE: EquiFirst Corporation

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

DATE AND PLACE OF FILING: Filed November 19, 2004, Lyon County Recorder, as Document Number 157073

ASSIGNMENTS OF MORTGAGE: Assigned to: Nationstar Mortgage LLC d/b/a Mr. Cooper

LEGAL DESCRIPTION OF PROPERTY: Lot Four (4), in Block Four (4), First Railway Addition, Village (now city) of Minnesota

PROPERTY ADDRESS: 105 Cornelius Way, Minnesota, MN 56264

PROPERTY IDENTIFICATION NUMBER: 28-102023-0

COUNTY IN WHICH PROPERTY IS LOCATED: Lyon

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: \$41,540.70

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: July 11, 2019, 10:00am

PLACE OF SALE: Sheriff's Main Office, 611 West Main Street, Marshall, MN 56258

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 January 11, 2020, or the next business day if January 11, 2020 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: May 17, 2019

Nationstar Mortgage LLC d/b/a Mr. Cooper
Assignee of Mortgagee

SHAPIRO & ZIELKE, LLP

BY _____
Lawrence P. Zielke - 152559
Melissa L. B. Porter - 0337778
Randolph W. Dawdy - 2160X
Gary J. Evers - 0134764
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THIS IS A COMMUNICATION FROM A DEBT COLLECTOR

(First Date of Pub.: Wed., May 29, 2019)

(Dates of Pub.: Wed., May 29, June 5, 12, 19, 26, July 3, 2019)

NOTICE OF MORTGAGE FORECLOSURE SALE

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

DATE OF MORTGAGE: January 27, 2006

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$131,000.00

MORTGAGOR(S): Joseph A Como and Eva Nohemy Como, Husband and Wife, as joint tenants

MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as nominee for The Lending Group, Inc., its successors and/or assigns

DATE AND PLACE OF RECORDING:

Recorded: February 08, 2006
Lyon County Recorder

Document Number: 164313

ASSIGNMENTS OF MORTGAGE:

And assigned to: Citibank, N.A., not in its individual capacity, but solely as trustee of NRZ Pass Through Trust VI

Dated: February 20, 2018

Recorded: March 02, 2018
Lyon County Recorder

Document Number: 215309

And assigned to: U.S. Bank National Association, not in its individual capacity but solely as trustee of NRZ Pass-Through Trust XII

Dated: March 11, 2019

Recorded: March 14, 2019
Lyon County Recorder

Document Number: ER06789

Transaction Agent: Mortgage Electronic Registration Systems, Inc.

Transaction Agent Mortgage Identification Number: 1002908-0000023147-2

Lender or Broker: The Lending Group, Inc.

Residential Mortgage Servicer: Fay Servicing, LLC

Mortgage Originator: Not Applicable

COUNTY IN WHICH PROPERTY IS LOCATED: Lyon

Property Address: 409 S 1st St, Marshall, MN 56258-1745

Tax Parcel ID Number: 27-302005-0

LEGAL DESCRIPTION OF PROPERTY: Lot Five (5), Block One (1), of Grays Second Addition to City of Marshall, Minnesota, Lyon County, Minnesota

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$132,058.84

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: July 11, 2019 at 10:00 AM

PLACE OF SALE: Sheriff's Main Office, 611 W. Main Street, Marshall, Minnesota

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 representatives 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 Mortgagor must vacate the property on or before 11:59 p.m. on January 13, 2020, or the next business day if January 13, 2020 falls on a Saturday, Sunday or legal holiday.

Mortgagor(s) released from financial obligation: NONE

THIS COMMUNICATION IS FROM A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

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 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: May 28, 2019

ASSIGNEE OF MORTGAGEE: U.S. Bank National Association, not in its individual capacity but solely as trustee of NRZ Pass-Through Trust XII

Wilford, Geske & Cook P.A.
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File Number: 041138F01