

Mortgage foreclosure sale set for Feb. 25

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: August 27, 2012

MORTGAGOR(S): Scott Wessels and Michele Wessels, husband and wife.

MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as nominee for United Wholesale Mortgage

DATE AND PLACE OF FILING: Recorded September 5, 2012 Rock County Recorder, Document No. 180085.

ASSIGNMENTS OF MORTGAGE: Assigned to: Lakeview Loan Servicing, LLC. Dated March 6, 2015 Recorded March 17, 2015, as Document No. 185622.

TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc.

TRANSACTION AGENT'S MORTGAGE IDENTIFICATION NUMBER ON MORTGAGE: 100032413512135984

LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON MORTGAGE: United Wholesale Mortgage

RESIDENTIAL MORTGAGE SERVICER: M&T Bank

MORTGAGED PROPERTY ADDRESS: 222 North Estey Street, Luverne, MN 56156

TAX PARCEL I.D. #: 20.1678.000

LEGAL DESCRIPTION OF PROPERTY: The W 100 1/4 feet of the N 1/2 of Lot 2 in Block 15 in Warren and Kniss Second Addition to the City of Luverne, Rock County Minnesota

COUNTY IN WHICH PROPERTY IS LOCATED: Rock

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$122,100.00

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE, INCLUDING TAXES, IF ANY, PAID BY MORTGAGEE: \$125,847.44

That prior to the commencement of this mortgage foreclosure proceeding Mortgagee/Assignee of Mortgagee complied with all notice requirements as required by statute; 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: February 25, 2016 at 10:00 AM

PLACE OF SALE: Sheriff's Office, Main Entrance, Law Enforcement Center, 1000 North Blue Mound Avenue, Luverne, MN to pay the debt then 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 six (6) months from the date of said sale by the mortgagor(s), their personal representatives or assigns unless reduced to Five (5) weeks under MN Stat. §580.07.

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 August 25, 2016, unless that date falls on a weekend or legal holiday, in which case it is the next weekday, and unless the redemption period is reduced to 5 weeks under MN Stat. Secs. 580.07 or 582.032.

MORTGAGOR(S) RELEASED FROM FINANCIAL OBLIGATION ON MORTGAGE: None
"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: December 21, 2015

Lakeview Loan Servicing, LLC
Mortgagee/Assignee of Mortgagee

USSET, WEINGARDEN AND LIEBO, P.L.L.P.
Attorneys for Mortgagee/Assignee of Mortgagee
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Document version 1.1 December 11, 2013

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.

(12-31, 01-07, 01-14, 01-21, 01-28, 02-04)