

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 29, 2013

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$122,244.00

MORTGAGOR(S):

Albert C. Huff, a single person

MORTGAGEE: Mortgage Electronic Registration Systems, Inc., a Delaware corporation as nominee for Alerus Financial, N.A. d/b/a Alerus Mortgage

DATE AND PLACE OF FILING:

Recorded on December 11, 2013 and memorialized upon Certificate of Title No. 126188 as Document Number 520789.015 in the Office of the County Registrar of Titles of Anoka County, Minnesota.

ASSIGNMENTS OF MORTGAGE: Assigned to: Wells Fargo Bank, N.A. by assignment recorded on December 30, 2016 as Document Number 544978.001 in the Office of the County Registrar of Titles of Anoka County, Minnesota.

LEGAL DESCRIPTION OF PROPERTY: Lots Forty-two (42), Forty-three (43), Forty-four (44) and Forty-five (45), Block D, Riverview Heights, Anoka County, Minnesota.

APN #: 033024220095.

REGISTERED PROPERTY

STREET ADDRESS OF PROPERTY: 604 LAFAYETTE ST NE, FRIDLEY, MN 55432

COUNTY IN WHICH PROPERTY IS LOCATED:

Anoka County, Minnesota.

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

\$115,516.58

TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc.

NAME OF MORTGAGE ORIGINATOR: Alerus Financial, N.A. d/b/a Alerus Mortgage

RESIDENTIAL SERVICER:

Wells Fargo Bank, N.A.

TAX PARCEL IDENTIFICATION NUMBER: 03-30-24-22-0095

TRANSACTION AGENT'S MORTGAGE IDENTIFICATION NUMBER: 1001391-0501270658-5

THAT no action or proceeding has been instituted at law to recover the debt then remaining secured by such mortgage, or any part thereof, or, if the action or proceeding has been instituted, that the same has been discontinued, or that an execution upon the judgment rendered therein has been returned unsatisfied, in whole or in part.

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: November 16, 2018 at 10:00 AM.

PLACE OF SALE: Anoka County Sheriff's Office, 13301 Hanson Boulevard NW, Andover, Minnesota.

to pay the debt then secured by said mortgage and taxes, if any actually paid by the mortgagee, on the premises and the costs and disbursements allowed by law. The time allowed by law for redemption by said mortgagor(s), their personal representatives or assigns is six (6) months from the date of sale. The time allowed by law for redemption by the United States of America or any agency thereof is twelve (12) months from the date of the sale.

TIME AND DATE TO VACATE PROPERTY: Unless said mortgage is reinstated or the property redeemed, or unless the time for redemption is reduced by judicial order, you must vacate the premises by 11:59 p.m. on May 16, 2019.

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.

MORTGAGOR(S) RELEASED FROM FINANCIAL OBLIGATION ON MORTGAGE: None

Dated: September 26, 2018

WELLS FARGO BANK, N.A.

Mortgagee

THE ACADEMY LAW GROUP, P.A.

By: /s/

Rebecca F. Schiller, Esq.

N. Kibongni Fondungallah, Esq.

Samuel R. Coleman, Esq.

Corbin C. Smith, Esq.

Attorneys for Mortgagee

The Academy Professional Building

25 Dale Street North

St. Paul, MN 55102

(651) 209-9760

(18-0735-FC01)

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.

Published in the

Anoka County UnionHerald

September 28, October 5, 12, 19, 26, November 2, 2018

863007