

NOTICE OF MORTGAGE FORECLOSURE SALE

20-112924

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 16, 2019

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$285,000.00

MORTGAGOR(S): Brian A. Kokesh, an unmarried man

MORTGAGEE: Mortgage Electronic Registration Systems, Inc.

TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc.

MIN#: 1001056-3001904589-3

LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON THE MORTGAGE: USAA Federal Savings Bank

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

DATE AND PLACE OF FILING: Filed September 18, 2019, Aitkin County Recorder, as Document Number A453217

ASSIGNMENTS OF MORTGAGE: Assigned to: USAA FEDERAL SAVINGS BANK

LEGAL DESCRIPTION OF PROPERTY:

The Southwest Quarter of the Southeast Quarter (SW1/4 SE1/4) of Section Fourteen (14), Township Forty-nine (49), Range Twenty-six (26)

PROPERTY ADDRESS: 49104 US Hwy 169, Palisade, MN 56469

PROPERTY IDENTIFICATION NUMBER: 35-0-023900

COUNTY IN WHICH PROPERTY IS LOCATED: Aitkin

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: \$295,504.72

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: September 17, 2020, 10:00AM

PLACE OF SALE: Sheriff's Main Office, 218 1st St N.W., Aitkin, MN 56431

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 12 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 September 17, 2021, or the next business day if September 17, 2021 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: July 17, 2020
USAA FEDERAL SAVINGS BANK
Assignee of Mortgagee
SHAPIRO & ZIELKE, LLP
BY /s/

Lawrence P. Zielke - 152559

Melissa L. B. Porter - 0337778

Gary J. Evers - 0134764

Attorneys for Mortgagee
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THIS IS A COMMUNICATION FROM A DEBT COLLECTOR

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