

NOTICE OF MORTGAGE FORECLOSURE SALE

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

DATE OF MORTGAGE:

July 21, 2016

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$194,344.00

MORTGAGOR(S): Jesse Langham and Brooklyn Langham, spouses married to each other, joint tenants

MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as nominee for Marketplace Home Mortgage, LLC, its successors and/or assigns

DATE AND PLACE OF REGISTERING:

Registered: August 09, 2016
Steele County Registrar of Titles

Document Number: T000073968
ASSIGNMENTS OF MORTGAGE:
And assigned to: Pacific Union Financial, LLC

Dated: November 16, 2017

Registered: November 30, 2017
Steele County Registrar of Titles

Document Number: T000075646
Transaction Agent: Mortgage Electronic Registration Systems, Inc.
Transaction Agent Mortgage Identification Number:

1002491-2000081978-4
Lender or Broker: Marketplace Home Mortgage, LLC

Residential Mortgage Servicer: Pacific Union Financial, LLC
Mortgage Originator:
Not Applicable

CERTIFICATE OF TITLE NUMBER:
19139

COUNTY IN WHICH PROPERTY IS LOCATED: Steele

Property Address: 1101 Oakwood Ln, Owatonna, MN 55060-2134

Tax Parcel ID Number:
17-272-0218

LEGAL DESCRIPTION OF PROPERTY: Lot 18, Block 2, Brooktree (an Addition to the City of Owatonna, Minnesota), Steele County, Minnesota

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE:
\$196,747.32

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; that this is registered property;

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 06, 2018 at 10:00 AM

PLACE OF SALE: Sheriff's Main Office, Law Enforcement Center, 204 East Pearl Street, Owatonna, 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 be-

fore 11:59 p.m. on August 06, 2018, or the next business day if August 06, 2018 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 MINNESO-

TA 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, 2017
ASSIGNEE OF MORTGAGEE:
Pacific Union Financial, LLC
Wilford, Geske & Cook P.A.
Attorneys for Assignee of Mortgagee
7616 Currell Blvd Ste 200
Woodbury, MN 55125-2296
(651) 209-3300

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