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 08, 2015

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: $62,244.00

MORTGAGOR(S): Calvin Hill, a married man

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

DATE AND PLACE OF RECORDING:

Recorded: January 12, 2015 Mille Lacs County Recorder

Document Number: A388212

ASSIGNMENTS OF MORTGAGE:

And assigned to: Stearns Lending, LLC

Dated: December 01, 2016

Recorded: December 09, 2016 Mille Lacs County Recorder

Document Number: A398358

Transaction Agent: Mortgage Electronic Registration Systems, Inc.

Transaction Agent Mortgage Identification Number: 100183300003371557

Lender or Broker: Stearns Lending, LLC

Residential Mortgage Servicer: LoanCare Servicing Center, Inc.

Mortgage Originator: Not Applicable

COUNTY IN WHICH PROPERTY IS LOCATED: Mille Lacs

Property Address: 125 8th St NW, Milaca, MN 56353-1727

Tax Parcel ID Number: 21-360-0240

LEGAL DESCRIPTION OF PROPERTY: Lots 4, 5 and 6, Block 4, Highland Park Addition to Milaca, according to the plat thereof on file and of record in the office of the County Recorder, Mille Lacs County, Minnesota

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: $62,535.81

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: March 20, 2018 at 10:00 AM

PLACE OF SALE: 640 3rd Street S.E., South Door of Sheriff's Office, Milaca, 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 September 20, 2018, or the next business day if September 20, 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 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: February 01, 2018

ASSIGNEE OF MORTGAGEE: Stearns Lending, LLC

Wilford, Geske & Cook P.A.
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