

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:

July 27, 2009

ORIGINAL PRINCIPAL AMOUNT

OF MORTGAGE:

\$216,218.00

MORTGAGOR(S): Leon Halgren and Cindy Halgren, husband and wife

MORTGAGEE: Mortgage Elec-

tronic Registration Systems, Inc.

TRANSACTION AGENT: Mort-

gage Electronic Registration Sys-

tems, Inc.

MIN#: 1000255-0000148542-2

LENDER OR BROKER AND

MORTGAGE ORIGINATOR STATED

ON THE MORTGAGE:

Bank of America, N.A.

SERVICER: Carrington Mort-

gage Services, LLC

DATE AND PLACE OF FILING:

Filed August 6, 2009, Mille Lacs

County Recorder, as Document

Number 357374

ASSIGNMENTS OF MORT-

GAGE: Assigned to: Bank of

America, N.A.; thereafter assigned

to Carrington Mortgage Services,

LLC.

LEGAL DESCRIPTION OF

PROPERTY:

That part of the West One-Half

of the Southwest Quarter (W1/2 of

SW1/4) lying Easterly of the Rum

River in Section Nine (9), Township

Thirty-Seven (37), Range Twen-

ty-Six (26)

PROPERTY ADDRESS: 8813

115th St, Milaca, MN 56353

PROPERTY IDENTIFICATION

NUMBER: 01-009-1700

COUNTY IN WHICH PROPERTY

IS LOCATED: Mille Lacs

THE AMOUNT CLAIMED TO BE

DUE ON THE MORTGAGE ON THE

DATE OF THE NOTICE:

\$151,859.21

THAT all pre-foreclosure require-

ments 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:

December 20, 2018, 10:00am

PLACE OF SALE: Sheriff's Main

Office, 640 3rd Street SE, Milaca,

MN 56353 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 re-

demption within 12 months from

the date of said sale by the mort-

gagor(s) the personal representa-

tives or assigns.

TIME AND DATE TO VACATE

PROPERTY: If the real estate is

an owner-occupied, single-family

dwelling, unless otherwise provid-

ed by law, the date on or before

which the mortgagor(s) must va-

cate 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 December 20, 2019, or the next

business day if December 20, 2019

falls on a Saturday, Sunday or legal

holiday.

Dated: October 24, 2018

Carrington Mortgage Services, LLC

Assignee of Mortgagee

SHAPIRO & ZIELKE, LLP

BY

Lawrence P. Zielke - 152559

Melissa L. B. Porter - 0337778

Randolph W. Dawdy - 2160X

Gary J. Evers - 0134764

Tracy J. Halliday - 034610X

Attorneys for Mortgagee

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THIS IS A COMMUNICATION

FROM A DEBT COLLECTOR

Published in the

Union-Times

November 1, 8, 15, 22, 29

December 6, 2018

873068