

NOTICE OF MORTGAGE

FORECLOSURE SALE

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

DATE OF MORTGAGE:

September 15, 2015

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$76,000.00

MORTGAGOR(S):

Darla A Crowder, single woman

MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as nominee for Guaranteed Rate, Inc., its successors and/or assigns

DATE AND PLACE OF RECORDING:

Recorded: September 28, 2015
Mille Lacs County Recorder

Document Number: A391781

ASSIGNMENTS OF MORTGAGE:

And assigned to: Arvest Central Mortgage Company

Dated: March 19, 2018

Recorded: April 13, 2018
Mille Lacs County Recorder

Document Number: 405711

Transaction Agent: Mortgage Electronic Registration Systems, Inc.

Transaction Agent Mortgage Identification Number:

100196399008183152

Lender or Broker:

Guaranteed Rate, Inc.

Residential Mortgage Servicer: Arvest Central Mortgage Company

Mortgage Originator:

Not Applicable

COUNTY IN WHICH PROPERTY IS LOCATED: Mille Lacs

Property Address: 3273 ISLE STREET W, ISLE, MN 56342

Tax Parcel ID Number:

08-010-0700

LEGAL DESCRIPTION OF PROPERTY: All that part of the Southwest Quarter of the Northeast Quarter (SW1/4 of NE1/4) of Section Ten (10), Township Forty-two (42), Range Twenty-five (25), Mille Lacs County, Minnesota, described as follows:

Commencing at a point 4 rods West of the Northeast corner of the SW 1/4 of the NE 1/4 of Section 10, Township 42, Range 25; thence running West a distance of 4 rods; thence running South 20 rods; thence running East 4 rods; thence running North 20 rods to the point of beginning; also described as the West 4 rods of the East 8 rods of the North 20 rods of the SW 1/4 of the NE 1/4 of Section 10, Township 42, Range 25

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$77,528.09

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:

June 12, 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 December 12, 2018, or the next business day if December 12, 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: April 24, 2018

ASSIGNEE OF MORTGAGEE:

Arvest Central Mortgage Company
Wilford, Geske & Cook P.A.
Attorneys for Assignee of Mortgagee
7616 Currell Blvd Ste 200
Woodbury, MN 55125-2296
(651) 209-3300
File Number: 039765F01
Published in the
Union-Times
April 26,
May 3, 10, 17, 24, 31, 2018
806874