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 28, 2004

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: $100,000.00

MORTGAGOR(S): Brian L. Martindale and Jennine N. Martindale, husband and wife

MORTGAGEE: Bankvista

SERVICER: Carrington Mortgage Services, LLC

LENDER: Bankvista.

DATE AND PLACE OF FILING: Mille Lacs County Minnesota Recorder, on July 28, 2004, as Document No. 313850. Said mortgage modified by Loan Modification Agreement recorded on April 6, 2005 as Document Number 320778 in the office of the Mille Lacs County Recorder

ASSIGNED: To Wells Fargo Bank, NA by an Assignment of Mortgage dated February 25, 2005 and recorded on April 6, 2005 as Document No. 320777.

To Citibank, N.A., as Trustee for CMLTI Asset Trust by an Assignment of Mortgage dated May 1, 2015 and recorded on May 8, 2015 as Document No. A389699.

To Wilmington Savings Fund Society, FSB, as trustee for Stanwich Mortgage Loan Trust A by an Assignment of Mortgage dated September 20, 2016 and recorded on September 29, 2016 as Document No. A397192.

LEGAL DESCRIPTION OF PROPERTY:

The West 243.00 feet of the South 182.00 feet of the Southwest Quarter of the Southwest Quarter of Section 29, Township 38, Range 27, Mille Lacs County, Minnesota

PROPERTY ADDRESS: 15998 140th Street, Foreston, MN 56330

PROPERTY I.D: 11-029-1000

COUNTY IN WHICH PROPERTY IS LOCATED: Mille Lacs

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: One Hundred Two Thousand One Hundred Fourteen and 58/100 ($102,114.58)

THAT no action or proceeding has been instituted at law to recover the debt secured by said mortgage, or any part thereof; that there has been compliance with all pre-foreclosure notice and acceleration requirements of said mortgage, and/or applicable statutes;

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: January 10, 2019 at 10:00 AM

PLACE OF SALE: Mille Lacs County Sheriff's office, in the Lobby, 640 Third Street Southeast, Milaca, Minnesota

to pay the debt then secured by said mortgage and taxes, if any actually paid by the mortgagee, on the premises and the costs and disbursements allowed by law. The time allowed by law for redemption by said mortgagor(s), their personal representatives or assigns is 6 months from the date of sale. If 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 July 10, 2019, or the next business day if July 10, 2019 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 FIVE UNITS, ARE NOT PROPERTY USED IN AGRICULTURAL PRODUCTION, AND ARE ABANDONED."

Dated: November 2, 2018

Wilmington Savings Fund Society, FSB, as trustee for Stanwich Mortgage Loan Trust A

Randall S. Miller & Associates, PLLC
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Our File No. 17MN00199-2

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.

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