

NOTICE OF MORTGAGE

FORECLOSURE SALE

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

DATE OF MORTGAGE:

May 17, 2013

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$197,199.00

MORTGAGOR(S): Steven P. McConville and Belinda J. McConville, Husband and Wife

MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as nominee for BNC National Bank, its successors and/or assigns

DATE AND PLACE OF REGISTERING:

Registered: July 02, 2013 Chisago County Registrar of Titles

Document Number: T-23410

ASSIGNMENTS OF MORTGAGE:

And assigned to: SunTrust Bank

Dated: January 03, 2019

Registered: January 08, 2019 Chisago County Registrar of Titles

Document Number: T-26425

Transaction Agent: Mortgage Electronic Registration Systems, Inc.

Transaction Agent Mortgage Identification Number:

1001413-0000002811-0

Lender or Broker:

BNC National Bank

Residential Mortgage Servicer:

SunTrust Bank

Mortgage Originator:

Not Applicable

CERTIFICATE OF TITLE NUMBER: 5225.0

COUNTY IN WHICH PROPERTY IS LOCATED: Chisago

Property Address: 13355 297th St, Lindstrom, MN 55045-7333

Tax Parcel ID Number:

15.00816.70

LEGAL DESCRIPTION OF PROPERTY: Lot 3, Block 2, Town and Country Estates Plat 10

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$167,265.62

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:

April 03, 2019 at 10:00 AM

PLACE OF SALE: Sheriff's Main Office, 15230 Per Road, Center City, MN 55012

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 October 03, 2019, or the next business day if October 03, 2019 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 06, 2019

ASSIGNEE OF MORTGAGEE:

SunTrust Bank

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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