

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:

August 28, 2006

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$83,036.98

MORTGAGOR(S): Darwin E. Durant and Helen S. Durant, husband and wife

MORTGAGEE:

CitiFinancial Services, Inc.

SERVICER:

Bayview Loan Servicing, LLC

LENDER:

CitiFinancial Services, Inc.

DATE AND PLACE OF FILING:

Mille Lacs County Minnesota Recorder on August 30, 2006, as Document No. 335246

ASSIGNED TO: Bayview

Loan Servicing, LLC, a Delaware Limited Liability Company dated 12/02/2016 recorded on 12/13/2016 as Document No. A398432

LEGAL DESCRIPTION OF PROPERTY: The following described real estate property situated to-wit: The South half of that tract of land situated in the Northeast Quarter of the Northwest Quarter of Section 28, Township 36, Range 26, described as commencing at the Northeast corner of said Northeast Quarter of the Northwest Quarter; thence South along the East line thereof, a distance of 462 feet to the actual point of beginning; thence West, parallel with the North line of said Northeast Quarter of the Northwest Quarter a distance of 208.708 feet; thence North and parallel with said East line a distance of 208.708 feet; thence East and parallel with said North line a distance of 208.708 feet to the said East line of the Northeast Quarter of the Northwest Quarter; thence South along said East line to the point of beginning, according to the recorded plat thereof, and situate in Mille Lacs County, Minnesota.

PROPERTY ADDRESS:

1209 7TH AVE N,

PRINCETON, MN 55371

PROPERTY I.D: 24-028-1700

COUNTY IN WHICH PROPERTY IS LOCATED: Mille Lacs

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: Ninety-Two Thousand Five Hundred Sixty-Four and 96/100 (\$92,564.96)

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:

June 14, 2018 at 10:00 AM

PLACE OF SALE: Mille Lacs County Sheriff's office, in the Lobby, 640 Third Street Southeast, Mille Lacs, 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 December 14, 2018, or the next business day if December 14, 2018 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: April 9, 2018

Bayview Loan Servicing, LLC, a Delaware Limited Liability Company

Randall S. Miller & Associates, PLLC

Attorneys for Assignee of Mortgage/Mortgagee

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Our File No. 18MN00060-1

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.

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