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:

Mortgagor:
Roger D Graham, a single person
Mortgagee:
Governmental Employees Credit Union
Dated: 03/30/2012
Recorded: 04/02/2012
Houston County Recorder Document No. A269140
Assigned To: CU Mortgage Services, Inc
Dated: 03/30/2012
Recorded: 04/19/2012
Houston County Recorder Document No. A269364
Transaction Agent: N/A
Transaction Agent Mortgage Identification Number: N/A
Lender or Broker: Governmental Employees Credit Union
Residential Mortgage Servicer:
Servion, Inc.
Mortgage Originator:
Governmental Employees Credit Union

LEGAL DESCRIPTION OF PROPERTY: The North Half (N1/2) of Lots One (1), Two (2) and Three (3) of Block Fifteen in Cameron`s Addition to the City of La Crescent, Houston County, Minnesota.

This is Abstract Property.
TAX PARCEL NO.: 250560000
ADDRESS OF PROPERTY:
912 S Oak St
La Crescent, MN 55947
COUNTY IN WHICH PROPERTY IS LOCATED: Houston
ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: $95,000.00
AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: $90,110.24

That prior to the commencement of this mortgage foreclosure proceeding Mortgagee/Assignee of Mortgagee complied with all notice requirements as required by statute; 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:
May 2, 2018, 10:00 AM
PLACE OF SALE: Sheriff`s Office, 306 South Marshall St, Caledonia, MN

to pay the debt then secured by said Mortgage, and taxes, if any, on said premises, and the costs and disbursements, including attorneys' fees allowed by law subject to redemption within 6 Months from the date of said sale by the mortgagor(s), their personal representatives or assigns.

DATE TO VACATE PROPERTY: The date on or before which the mortgagor must vacate the property if the mortgage is not reinstated under Minnesota Statutes section 580.30 or the property redeemed under Minnesota Statutes section 580.23 is November 2, 2018 at 11:59 p.m. If the foregoing date is a Saturday, Sunday or legal holiday, then the date to vacate is the next business day at 11:59 p.m.

MORTGAGOR(S) RELEASED FROM FINANCIAL OBLIGATION ON MORTGAGE:
NONE

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: March 15, 2018
Servion, Inc., formerly known as CU Mortgage Services, Inc.,
Assignee of Mortgagee
PFB LAW, PROFESSIONAL ASSOCIATION
By: Michael V. Schleisman, John M. Miller
Attorneys for:
Servion, Inc., formerly known as CU Mortgage Services, Inc.,
Assignee of Mortgagee
55 East Fifth Street, Suite 800
St. Paul, MN 55101-1718
651-209-7599
651-228-1753 (fax)
THIS COMMUNICATION IS FROM A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
8880-18-00071-1

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