

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:

William J Miller, unmarried

Mortgagee:

Ameriquist Mortgage Company

Dated: 06/06/2005

Recorded: 06/17/2005

Mille Lacs County Recorder

Document No. 322955

Assigned To: US Bank National Association, as Trustee for the C-BASS Mortgage Loan Asset Backed Certificates, Series 2006

MH1, without recourse

Dated: 06/13/2005

Recorded: 03/22/2007

Mille Lacs County Recorder

Document No. 340089

Transaction Agent: N/A

Transaction Agent Mortgage

Identification Number: N/A

Lender or Broker:

Ameriquist Mortgage Company

Residential Mortgage Servicer:

Ocwen Loan Servicing, LLC

Mortgage Originator: Amer-

iquist Mortgage Company

LEGAL DESCRIPTION OF

PROPERTY: North Half of North

Half of Northeast Quarter of South-

east Quarter, Section Twenty-two,

Township Forty-two, Range Twen-

ty-five, Mille Lacs County, Minne-

sota

Abstract property

This is Abstract Property.

TAX PARCEL NO.: 08-022-1402

ADDRESS OF PROPERTY:

38483 30th Ave

Isle, MN 56342

COUNTY IN WHICH PROPERTY

IS LOCATED: Mille Lacs

ORIGINAL PRINCIPAL AMOUNT

OF MORTGAGE: \$112,000.00

AMOUNT DUE AND CLAIMED

TO BE DUE AS OF DATE OF NO-

TICE: \$98,507.29

That prior to the commence-

ment of this mortgage foreclosure

proceeding Mortgagee/Assignee of

Mortgagee complied with all notice

requirements as required by stat-

ute; that no action or proceeding

has been instituted at law or other-

wise 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:

October 23, 2018, 10:00 AM

PLACE OF SALE: Lobby of

Sheriff's Office, 640 3rd St. E., Mi-

laca, MN

to pay the debt then secured by

said Mortgage, and taxes, if any, on

said premises, and the costs and

disbursements, including attor-

neys' fees allowed by law subject

to redemption within 6 Months from

the date of said sale by the mort-

gagor(s), their personal representa-

tives or assigns.

DATE TO VACATE PROPERTY:

The date on or before which the

mortgagor must vacate the proper-

ty if the mortgage is not reinstated

under Minnesota Statutes section

580.30 or the property redeemed

under Minnesota Statutes section

580.23 is April 23, 2019 at 11:59

p.m. If the foregoing date is a Sat-

urday, Sunday or legal holiday, then

the date to vacate is the next busi-

ness 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 MORTGAG-

OR'S PERSONAL REPRESENT-

TATIVES OR ASSIGNS, MAY BE

REDUCED TO FIVE WEEKS IF A

JUDICIAL ORDER IS ENTERED

UNDER MINNESOTA STATUTES

SECTION 582.032, DETERMIN-

ING, AMONG OTHER THINGS,

THAT THE MORTGAGED PREM-

ISES ARE IMPROVED WITH A

RESIDENTIAL DWELLING OF

LESS THAN FIVE UNITS, ARE NOT

PROPERTY USED IN AGRICUL-

TURAL PRODUCTION, AND ARE

ABANDONED.

Dated: August 28, 2018

U.S. Bank National Association, as

Trustee for the C-BASS Mortgage

Loan Asset-Backed Certificates,

Series 2006-MH1, Assignee of

Mortgagee

By: PFB LAW, PROFESSIONAL

ASSOCIATION

Attorneys for:

U.S. Bank National Association, as

Trustee for the C-BASS Mortgage

Loan Asset-Backed Certificates,

Series 2006-MH1, 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 ATTEMPT-

ING TO COLLECT A DEBT. ANY

INFORMATION OBTAINED WILL

BE USED FOR THAT PURPOSE.

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