

NOTICE OF MORTGAGE

FORECLOSURE SALE

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

DATE OF MORTGAGE:

October 07, 2016

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$156,565.00

MORTGAGOR(S):

Darla Wall, a single person

MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as nominee for American Mortgage & Equity Consultants, Inc., its successors and/or assigns

DATE AND PLACE OF RECORDING:

Recorded: October 13, 2016

Mille Lacs County Recorder

Document Number: A397412

ASSIGNMENTS OF MORTGAGE:

And assigned to: Pacific Union Financial, LLC

Dated: February 09, 2018

Recorded: February 12, 2018

Mille Lacs County Recorder

Document Number: A404862

Transaction Agent: Mortgage Electronic Registration Systems, Inc.

Transaction Agent Mortgage Identification Number:

1008671-0000048026-7

Lender or Broker: American Mortgage & Equity Consultants, Inc.

Residential Mortgage Servicer:

Pacific Union Financial, LLC

Mortgage Originator:

Not Applicable

COUNTY IN WHICH PROPERTY IS LOCATED: Mille Lacs

Property Address: 1515 12th St N, Princeton, MN 55371-1012

Tax Parcel ID Number:

24-760-0190

LEGAL DESCRIPTION OF PROPERTY: Lot 19, Block 1, River-

view Terrace, according to the plat thereof on file and of record in the

office of the County Recorder, Mille Lacs County, Minnesota

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NO-

TICE: \$158,119.13

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;

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 24, 2018 at 10:00 AM

PLACE OF SALE: 640 3rd Street S.E., South Door of Sheriff's Office,

Milaca, Minnesota

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 repre-

sentatives 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 Mortgag-

or must vacate the property on or before 11:59 p.m. on October 24,

2018, or the next business day if October 24, 2018 falls on a Satur-

day, Sunday or legal holiday.

Mortgagor(s) released from financial obligation: NONE

THIS COMMUNICATION IS FROM A DEBT COLLECTOR AT-

TEMPTING 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, 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: March 02, 2018

ASSIGNEE OF MORTGAGEE:

Pacific Union Financial, LLC

Wilford, Geske & Cook P.A.

Attorneys for Assignee of Mortgag-

ee

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File Number: 039383F01

Published in the

Union-Times

March 8, 15, 22, 29,

April 5, 12, 2018

789379