

NOTICE OF MORTGAGE

FORECLOSURE SALE

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

DATE OF MORTGAGE:

January 31, 2018

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$204,300.00

MORTGAGOR(S):

Justin D. Miller, a married person

MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as nominee for Pacific Union Financial, LLC, its successors and/or assigns

DATE AND PLACE OF REGISTERING:

Registered: February 01, 2018

Chisago County Registrar of Titles

Document Number: T-25962

ASSIGNMENTS OF MORTGAGE:

And assigned to: Pacific Union Financial, LLC

Dated: December 07, 2018

Registered: December 11, 2018

Chisago County Registrar of Titles

Document Number: T-26386

Transaction Agent: Mortgage Electronic Registration Systems, Inc.

Transaction Agent Mortgage Identification Number:

100521331007576280

Lender or Broker: Pacific Union Financial, LLC

Residential Mortgage Servicer:

Pacific Union Financial, LLC

Mortgage Originator:

Not Applicable

CERTIFICATE OF TITLE NUMBER: 6054.0

COUNTY IN WHICH PROPERTY IS LOCATED: Chisago

Property Address:

31300 Ferris Trl,

Stacy, MN 55079-9563

Tax Parcel ID Number:

19.00184.00

LEGAL DESCRIPTION OF PROPERTY: Lot One (1), Block One (1) of Sherman Oaks Plat 3, according to the plat thereof on file and of record in the Office of the Registrar of titles in and for Chisago County, Minnesota

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$209,860.57

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:

February 20, 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 August 20, 2019, or the next business day if August 20, 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: December 27, 2018

ASSIGNEE OF MORTGAGEE: Pacific Union Financial, LLC

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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