

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:

November 13, 2015

ORIGINAL PRINCIPAL AMOUNT

OF MORTGAGE: \$139,948.00

MORTGAGOR(S): Christopher C. Wallace, a married person

MORTGAGEE: Mortgage Electronic Registration Systems, Inc. acting solely as nominee for Pacific Union Financial, LLC

TRANSACTION AGENT:

Mortgage Electronic Registration Systems, Inc.

MIN#: 100521330001346211

SERVICER: Pacific Union Financial, LLC

LENDER: Pacific Union Financial, LLC

DATE AND PLACE OF FILING: Mille Lacs County Minnesota Recorder on November 17, 2015 as Document No. A392640

ASSIGNED TO: Pacific Union Financial, LLC dated 01/20/2017 recorded on 01/30/2017 as Document No. A399163

LEGAL DESCRIPTION OF PROPERTY:

The North Half of the Northwest Quarter of the Southwest Quarter of the Southwest Quarter of Section 29, Township 37, Range 26, Mille Lacs County, Minnesota

PROPERTY ADDRESS: 8232 100th Ave, Milaca, MN 56353

PROPERTY I.D: 01-029-0704

COUNTY IN WHICH PROPERTY IS LOCATED: Mille Lacs

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: One Hundred Fifty-One Thousand Eighteen and 28/100 (\$151,018.28)

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:

March 1, 2018 at 10:00 AM

PLACE OF SALE: Mille Lacs County Sheriff's office, in the Lobby, 640 Third Street Southeast, Milaca, 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 September 1, 2018, or the next business day if September 1, 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: December 22, 2017

Pacific Union Financial, LLC

Randall S. Miller & Associates, PLLC

Attorneys for Assignee of Mortgage/Mortgagee

Canadian Pacific Plaza, 120 South Sixth Street, Suite 2050

Minneapolis, MN 55402

Phone: 952-232-0052

Our File No. 17MN00010-2

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.

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