

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:

February 8, 2013

MORTGAGOR: David A. Zabloski and Christina M. Zabloski, husband and wife

MORTGAGEE: Bremer Bank, National Association, a national association organized under the laws of the United States of America

DATE AND PLACE OF RECORDING: Recorded May 7, 2013, in the office of the County Recorder, as Document No. A379323, Mille Lacs County, Minnesota.

TRANSACTION AGENT: None

TRANSACTION AGENT'S MORTGAGE IDENTIFICATION

NUMBER ON MORTGAGE: None

LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON MORTGAGE: Bremer Bank, National Association

RESIDENTIAL MORTGAGE SERVICER: Bremer Bank, National Association

MORTGAGED PROPERTY ADDRESSES: 245 5th Street Southeast, Milaca, Minnesota 56353

TAX PARCEL I.D. NO.

21-043-1540

LEGAL DESCRIPTION OF PROPERTY: The North One Hundred Fifty feet (150') of Lot Six (6), Block Thirty-three (33), Third Addition to the Village of Milaca, said tract being also described by metes and bounds as follows, to-wit: Commencing at the Northeast corner of said Lot Six (6), Block Thirty-three (33), Third Addition to the Village of Milaca; then proceeding Westerly on and along the North boundary line of said Lot Six (6), Block Thirty-three (33), to the Northwest corner of said Lot; thence proceeding Southerly on and along the West boundary line of said Lot Six, Block Thirty-three a distance of 150 feet; thence proceeding Easterly on a line parallel with the North line of said lot to a point situated on the East line of said lot, which lies 150 feet South of the point of beginning; thence proceeding northerly on and along the East border line of said Lot Six (6), Block Thirty-three (33), to said point of beginning, Mille Lacs County, Minnesota.

COUNTY IN WHICH PROPERTY IS LOCATED: Mille Lacs

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$65,600.00

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE, INCLUDING TAXES, IF ANY, PAID BY MORTGAGEE: \$72,906.96

INTEREST RATE AND PER DIEM: Current interest rate is 7.25%, with a per diem of \$13.01.

That prior to commencement of this mortgage foreclosure proceeding Mortgagee complied with all notice requirements 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:

July 5, 2018, at 10:00 am.

PLACE OF SALE: Mille Lacs County Sheriff's Office, 640 Third Street SE, Milaca, Minnesota 56353, to pay the debt then secured by said Mortgage, taxes, if any, on said premises, and the costs and disbursements, including attorneys' 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.

DATE AND TIME MORTGAGOR MUST VACATE THE PREMISES: Unless said mortgage is reinstated or the property redeemed, or unless the time for redemption is reduced by judicial order, you must vacate the premises by January 7, 2019, at 11:59 p.m.

"THE TIME ALLOWED BY LAW FOR REDEMPTION BY THE MORTGAGOR, THE MORTGAGOR'S PERSONAL REPRESENTATIVES OR ASSIGNS, MAY BE REDUCED TO FIVE (5) 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: May 14, 2018

MESSERLI & KRAMER P.A.

By: /s/ Jonathan R. Septer

Jonathan R. Septer (Lic. #390506)

1400 Fifth Street Towers

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Attorney in Fact for Bremer Bank, National Association

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