

NOTICE OF MORTGAGE FORECLOSURE SALE

18-109112

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: September 18, 2006

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$352,500.00

MORTGAGOR(S): Howard Lundahl and Claryce Lundahl, husband and wife

MORTGAGEE: Financial Freedom Senior Funding Corporation, a Subsidiary of IndyMac Bank, F.S.B.

LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON THE MORTGAGE: Financial Freedom Senior Funding Corporation, a Subsidiary of IndyMac Bank, F.S.B.

SERVICER: CIT Bank, N.A. formerly known as OneWest Bank, N.A.

DATE AND PLACE OF FILING: Filed January 16, 2007, Chisago County Recorder, as Document Number A-480109

ASSIGNMENTS OF MORTGAGE: Assigned to: Mortgage Electronic Registration Systems, Inc.; thereafter assigned to CIT Bank, N.A.

LEGAL DESCRIPTION OF PROPERTY:

All that part of the Southwest Quarter of the Northwest Quarter of Section 5, Township 37, Range 22, beginning at the Northwest Corner of said Southwest Quarter of the Northwest Quarter; thence South along the West Line of said Southwest Quarter of the Northwest Quarter, a distance of 891 feet; thence East parallel to the North Line of said Southwest Quarter of Northwest Quarter a distance of 297 feet; thence North and parallel to the West Line of said Southwest Quarter of the Northwest Quarter a distance of 891 feet and to the North Line of said Southwest Quarter; of the Northwest Quarter; thence West along said North Line a distance of 297 feet to the Northwest Corner of said Southwest Quarter of the Northwest Quarter, being the point of beginning and there terminating

PROPERTY ADDRESS: 53665 Balsam Ave W, Braham, MN 55006

PROPERTY IDENTIFICATION NUMBER: 06.00164.10

COUNTY IN WHICH PROPERTY IS LOCATED: Chisago

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE:

\$193,471.57

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;

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: June 21, 2018, 10:00am

PLACE OF SALE: Sheriff's Main Office, Public Safety Center, 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 attorneys fees allowed by law, subject to redemption within 12 months from the date of said sale by the mortgagor(s) the personal representatives or assigns.

TIME AND DATE TO VACATE PROPERTY: If the real estate is an owner-occupied, single-family dwelling, unless otherwise provided by law, the date on or before which the mortgagor(s) must vacate the property, if the mortgage is not reinstated under section 580.30 or the property is not redeemed under section 580.23, is 11:59 p.m. on June 21, 2019, or the next business day if June 21, 2019 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 5 UNITS, ARE NOT PROPERTY USED FOR AGRICULTURAL PRODUCTION, AND ARE ABANDONED.

Dated: April 19, 2018

CIT Bank, N.A.

Assignee of Mortgagee

SHAPIRO & ZIELKE, LLP

BY /s/

Lawrence P. Zielke - 152559
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THIS IS A COMMUNICATION FROM A DEBT COLLECTOR

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NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE SALE

The above referenced sale scheduled for June 21, 2018, at 10:00 AM, has been postponed to July 5, 2018, at 10:00 AM, and will be held at sheriffs main address Public Safety Center, 15230 Per Road, Center City, MN 55012.

Unless the mortgage is reinstated under Minnesota Statute 580.30 or the property is redeemed under Minnesota Statute 580.23 the property must be vacated by July 5, 2019. If this date falls on a Saturday, Sunday or legal holiday, the date to vacate will be the next business day at 11:59 p.m.

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.

Dated: June 21, 2018.

CIT Bank, N.A.

Assignee of Mortgagee

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