

NOTICE OF MORTGAGE

FORECLOSURE SALE

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

DATE OF MORTGAGE:

June 27, 2017

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$144,875.00

MORTGAGOR(S):

Mark Clement, a single man

MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as nominee for Quicken Loans, Inc., its successors and/or assigns

DATE AND PLACE OF RECORDING:

Recorded: June 30, 2017 Mille Lacs County Recorder

Document Number: A401331

ASSIGNMENTS OF MORTGAGE:

And assigned to: Quicken Loans Inc.

Dated: December 28, 2018

Recorded: January 10, 2019 Mille Lacs County Recorder

Document Number: A409888

Transaction Agent: Mortgage Electronic Registration Systems, Inc.

Transaction Agent Mortgage Identification Number:

100039033780885459

Lender or Broker:

Quicken Loans, Inc.

Residential Mortgage Servicer:

Quicken Loans Inc.

Mortgage Originator:

Not Applicable

COUNTY IN WHICH PROPERTY IS LOCATED: Mille Lacs

Property Address: 28746 140th Ave, Onamia, MN 56359-2136

Tax Parcel ID Number: 04-015-0201; 04-015-0200; 04-015-0202

LEGAL DESCRIPTION OF PROPERTY: Parcel A: The West Half of the South Half of the South Half of the Northwest Quarter of the Northwest Quarter of Section 15, Township 40, Range 27, Mille Lacs County, Minnesota

Parcel B: The North Half of the Northwest Quarter of the Northwest Quarter of Section 15, Township 40, Range 27, Mille Lacs County, Minnesota

Parcel C: The North Half of the South Half of the Northwest Quarter of the Northwest Quarter of Section 15, Township 40, Range 27, according to the Government survey thereof, Mille Lacs County, Minnesota

Parcel D: The East Half of the South Half of the South Half of the Northwest Quarter of the Northwest Quarter of Section 15, Township 40, Range 27, along with an easement over the South 2 rods of the West Half of the South Half of the South Half of the Northwest Quarter of the Northwest Quarter of Section 15, Township 40, Range 27

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$146,213.88

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 02, 2019 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 twelve (12) 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 April 02, 2020, or the next business day if April 02, 2020 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: February 08, 2019

ASSIGNEE OF MORTGAGEE:

Quicken Loans Inc.

Wilford, Geske & Cook P.A.

Attorneys for Assignee of Mortgagee

7616 Currell Blvd; Ste 200

Woodbury, MN 55125-2296

(651) 209-3300

File Number: 041501F01

Published in the

Union-Times

February 14, 21, 28,

March 7, 14, 21, 2019

905279