

Mortgage Foreclosures

NOTICE OF MORTGAGE FORECLOSURE SALE

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

DATE OF MORTGAGE: March 07, 2016
ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$91,264.00
MORTGAGOR(S): Scott Bartel, 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: March 08, 2016 Otter Tail County Recorder
Document Number: 1171589

ASSIGNMENTS OF MORTGAGE: And assigned to: Quicken Loans Inc. Dated: July 07, 2017
Recorded: July 18, 2017 Otter Tail County Recorder
Document Number: 1193539

Transaction Agent: Mortgage Electronic Registration Systems, Inc.
Transaction Agent Mortgage Identification Number: 100039033519690774
Lender or Broker: Quicken Loans, Inc. Residential Mortgage Servicer: Quicken Loans Inc.

Mortgage Originator: Not Applicable
COUNTY IN WHICH PROPERTY IS LOCATED: Otter Tail
Property Address: 312 E Vasa Ave, Fergus Falls, MN 56537-2919
Tax Parcel ID Number: 7100199037200

LEGAL DESCRIPTION OF PROPERTY: Lot 7, Block 14, Cutler's Third Addition to Fergus Falls, Otter Tail County, Minnesota, together with part of the vacated alley as described in Ordinance Ordering Vacation dated June 2, 1986, and recorded April 11, 1990 as Document No. 698412, all according to the certified and recorded plat thereof, on file and of record in the office of the County Recorder of Otter Tail County, Minnesota

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$93,622.21

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: January 04, 2018 at 10:00 AM
PLACE OF SALE: North door of the Courthouse, 121 West Junius Avenue, Fergus Falls, 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 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 July 05, 2018, or the next business day if July 05, 2018 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: November 10, 2017
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: 038358F01

Published in the Parkers Prairie Independent
November 16, 23, 30,
December 7, 14, 21, 2017
753856

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: July 25, 2006
ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$90,000.00
MORTGAGOR(S): Richard D. Horn and Lisa M. Horn, husband and wife

MORTGAGEE: Mortgage Electronic Registration Systems, Inc., a Delaware corporation, as nominee for BNC Mortgage, Inc., a Delaware corporation

DATE AND PLACE OF FILING: Recorded on August 3, 2006 as Document Number 1002988 in the Office of the County Recorder of Otter Tail County, Minnesota.

ASSIGNMENTS OF MORTGAGE: Assigned to: U.S. Bank National Association, as Trustee for BNC Mortgage Loan Trust 2006-1, Mortgage Pass-Through Certificates, Series 2006-1 by assignment recorded on June 27, 2014 as Document Number 1145305 in the Office of the County Recorder of Otter Tail County, Minnesota.

LEGAL DESCRIPTION OF PROPERTY: NE 1/4 NW 1/4, Section 12 Township 133, Range 36, Otter Tail County, Minnesota, together with a non-exclusive easement for ingress and egress over and across the North 1 rod of the NW 1/4 NW 1/4 of Section 12, and the South 1 rod of the SW 1/4 SW 1/4 and South 1 rod of the West 1 rod of the SE 1/4 SW 1/4, Section 1, all in Township 133, Range 36.

STREET ADDRESS OF PROPERTY: 26998 COUNTY HWY 75, HEWITT, MN 56453-4006
COUNTY IN WHICH PROPERTY IS LOCATED: Otter Tail County, Minnesota.

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: \$73,624.24

TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc.
NAME OF MORTGAGE ORIGINATOR: BNC Mortgage, Inc., a Delaware

corporation
RESIDENTIAL SERVICER: Wells Fargo Bank, N.A.
TAX PARCEL IDENTIFICATION NUMBER: 4300012010000
TRANSACTION AGENT'S MORTGAGE IDENTIFICATION NUMBER: 100122200002712435

THAT no action or proceeding has been instituted at law to recover the debt then remaining secured by such mortgage, or any part thereof, or, if the action or proceeding has been instituted, that the same has been discontinued, or that an execution upon the judgment rendered therein has been returned unsatisfied, in whole or in part.

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: January 18, 2018 at 10:00 AM.
PLACE OF SALE: Otter Tail County Sheriff's Office, County Courthouse, 121 West Junius, Fergus Falls, 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 twelve (12) months from the date of sale.

TIME AND DATE TO VACATE PROPERTY: 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 11:59 p.m. on January 18, 2019.

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.

MORTGAGOR(S) RELEASED FROM FINANCIAL OBLIGATION ON MORTGAGE: None

Dated: November 22, 2017
U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR BNC MORTGAGE LOAN TRUST 2006-1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-1
Mortgagee
THE ACADEMY LAW GROUP, P.A.
By: /s/ Rebecca F. Schiller, Esq. N. Kibongni Fondungallah, Esq. Samuel R. Coleman, Esq.

Corbin C. Smith, Esq.,
Attorneys for Mortgage
The Academy Professional Building
25 Dale Street North
St. Paul, MN 55102
(651) 209-9760
(17-1236-FC01)

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.

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November 30, December 7, 14, 21, 30, 2017
January 4, 2018
760009

NOTICE OF MORTGAGE FORECLOSURE SALE

17-106324
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: June 22, 2007
ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$195,000.00
MORTGAGOR(S): Alpha Johnson, a single person

MORTGAGEE: Wells Fargo Bank, N.A.
LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON THE MORTGAGE: Wells Fargo Bank, N.A.
SERVICER: Champion Mortgage

DATE AND PLACE OF FILING: Filed June 28, 2007, Otter Tail County Recorder, as Document Number 1021878
ASSIGNMENTS OF MORTGAGE: Assigned to: Nationstar Mortgage LLC dba Champion Mortgage Company
LEGAL DESCRIPTION OF PROPERTY:

The West 40 feet of Lot 2 and the East 30 feet of Lot 3, Block 4 of Hallberg's Addition to Fergus Falls
PROPERTY ADDRESS: 522 E Adolphus Ave, Fergus Falls, MN 56537
PROPERTY IDENTIFICATION NUMBER: 71001990518000
COUNTY IN WHICH PROPERTY IS LOCATED: Otter Tail

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: \$119,924.63

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: January 11, 2018, 10:00am
PLACE OF SALE: Sheriff's Main Office, North Door of Courthouse, 121 Junius Avenue, Fergus Falls, MN 56538
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 January 11, 2019, or the next business day if January 11, 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: November 7, 2017
Nationstar Mortgage LLC dba Champion Mortgage Company
Assignee of Mortgagee
SHAPIRO & ZIELKE, LLP
By /s/ Lawrence P. Zielke - 152559
Diane F. Mach - 273788
Melissa L. B. Porter - 0337778
Randolph W. Dawdy - 2160X

Gary J. Evers - 0134764
Tracy J. Halliday - 034610X
Attorneys for Mortgagee
Shapiro & Zielke, LLP
12550 West Frontage Road, Suite 200
Burnsville, MN 55337
(952) 831-4060
THIS IS A COMMUNICATION FROM A DEBT COLLECTOR

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753769

NOTICE OF MORTGAGE FORECLOSURE SALE

16-104652
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: June 2, 2010
ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$115,445.00
MORTGAGOR(S): Daniel Johnson and Becky Johnson, husband and wife

MORTGAGEE: Mortgage Electronic Registration Systems, Inc.
TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc.
MIN#: 100020000608335976
LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON THE MORTGAGE:

PHH Mortgage Corporation
SERVICER: PHH Mortgage Corporation
DATE AND PLACE OF FILING: Filed June 7, 2010, Otter Tail County Recorder, as Document Number 1075938, Thereafter reformed by an Order to correct the legal dated July 12, 2017 recorded July 27, 2017 as document number 1193904; thereafter reformed by an Amended Order to correct the legal dated September 28, 2017 recorded 10/10/2017 as document number 1193963

ASSIGNMENTS OF MORTGAGE: Assigned to: PHH Mortgage Corporation
LEGAL DESCRIPTION OF PROPERTY:

The North 1/2 of the NE1/4 of the NE1/4, EXCEPT THE E1/2 of the NE1/4 of the NE1/4 of the NE1/4, Sec. 14, Twp. 135, Rng. 39.

PROPERTY ADDRESS: 44870 Co Hwy 14, Perham, MN 56573
PROPERTY IDENTIFICATION NUMBER: 53000140082004
COUNTY IN WHICH PROPERTY IS LOCATED: Otter Tail

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: \$117,788.15

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: January 4, 2018, 10:00am
PLACE OF SALE: Sheriff's Office, Otter Tail County Courthouse, North Door, 121 West Junius, Fergus Falls, MN 56538

to pay the debt then 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 6 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 July 4, 2018, or the next business day if July 4, 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 5 UNITS, ARE NOT PROPERTY USED FOR AGRICULTURAL PRODUCTION, AND ARE ABANDONED.

Dated: October 26, 2017
PHH Mortgage Corporation
Assignee of Mortgagee
SHAPIRO & ZIELKE, LLP
By /s/ Lawrence P. Zielke - 152559
Diane F. Mach - 273788
Melissa L. B. Porter - 0337778
Randolph W. Dawdy - 2160X
Gary J. Evers - 0134764
Tracy J. Halliday - 034610X
Attorneys for Mortgagee
Shapiro & Zielke, LLP
12550 West Frontage Road, Suite 200
Burnsville, MN 55337
(952) 831-4060
THIS IS A COMMUNICATION FROM A DEBT COLLECTOR

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December 7, 2017
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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 conditions of the following described mortgage:

DATE OF MORTGAGE: October 18, 2003
MORTGAGOR: James R. Rice, an unmarried man.

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

DATE AND PLACE OF RECORDING: Recorded October 28, 2003
Otter Tail County Recorder, Document No. 942600.

ASSIGNMENTS OF MORTGAGE: Assigned to: Ditech Financial LLC. Dated August 29, 2017 Recorded September 5, 2017, as Document No. 1195671.

TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc.
TRANSACTION AGENT'S MORTGAGE IDENTIFICATION NUMBER ON MORTGAGE: 100073340746106178
LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON MORTGAGE: Mortgage Investors Corporation
RESIDENTIAL MORTGAGE SERVICER: Ditech Financial LLC
MORTGAGED PROPERTY ADDRESS: 46040 Brandborg Creek Road, Hennin, MN 56551
TAX PARCEL I.D.#: 31000300210001
LEGAL DESCRIPTION OF PROPERTY:

All that certain parcel of land situate in the County of Otter Tail and State of Minnesota being part of Government Lot 1 of Section 30, Township 133 North, Range 38 West, known and designated as follows:

Commencing at the Northwest corner of said Section 30; thence South 00° 54' 05" West (assumed bearing) along the West line of said Section 30 a distance of 220.00 feet to the point of beginning; thence continuing South 00° 54' 05" West along the West line of said Section 30 a distance of 220.00 feet; thence South 88° 24' 28" East a distance of 640.00 feet; thence North 00° 54' 05" East a distance of 220.00 feet; thence North 88° 24' 28" West a distance of 640.00 feet to the point of beginning.

Together with and subject to an easement for ingress and egress purposes, said easement if hereinafter described as Easement A.

Together with the following easements and also reserving rights hereafter for the Grantors, their heirs and assigns, for utility easements and for ingress and egress as described below.

Easement A:
A 33.00 foot easement for ingress and egress purposes over and across part of Government Lot 1 of Section 30, Township 133 North, Range 38 West, Otter Tail County, Minnesota. The centerline of said easement is described as follows: Commencing at the Northwest corner of said Section 30; thence North 88° 24' 28" East (assumed bearing) along the North line of said Section 30 a distance of 204.90 feet; thence South 04° 12' 39" West a distance of 64.60 feet thence South 26° 21' 54" East a distance of 71.14 feet; thence South 11° 58' 24" West a distance of 99.05 feet; thence South 06° 07' 00" East a distance of 88.16 feet; thence South 19° 55' 27" West a distance of 170.31 feet to the East line of the aforescribed Parcel A and said centerline there terminating. The sidelines of said easement are to be lengthened or shortened to terminate on the East line of the aforescribed Parcel A.

COUNTY IN WHICH PROPERTY IS LOCATED: Otter Tail
ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$54,700.00
AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE, INCLUDING TAXES, IF ANY, PAID BY MORTGAGEE: \$35,480.61

That prior to the commencement of this mortgage foreclosure proceeding Mortgagee/Assignee of Mortgagee complied with all notice requirements as required 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: January 11, 2018 at 10:00 AM
PLACE OF SALE: Sheriff's Office, Otter Tail County Courthouse, North Door, 121 West Junius, Fergus Falls, MN 56538

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 July 11, 2018, or the next business day if July 11, 2018 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: November 20, 2017
ASSIGNEE OF MORTGAGEE: Home Point Financial Corporation
Wilford, Geske & Cook P.A.
Attorneys for Assignee of Mortgagee
7616 Currell Blvd Ste 200
Woodbury, MN 55125-2296
(651) 209-3300
File Number: 038736F01

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December 7, 14, 21, 28, 2017
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aforsaid, with the southwesterly line of Martin Street, aforesaid, thence southwesterly and parallel with the northwesterly line of said Third Street a distance of 75 feet; thence at right angles in a southeasterly direction and parallel with the southwesterly line of Martin Street a distance of 150 feet to the northwesterly line of Third Street; thence at right angles along the northwesterly line of Third Street in a general northeasterly direction 75 feet to the corner of the intersection of the southwesterly line of Martin Street with the northwesterly line of Third Street; thence in a northwesterly direction on and along the southwesterly line of Martin Street, a distance of 150 feet to the place of beginning, Otter Tail County, Minnesota.

AND
That part of the unnumbered reserve of Paine's Addition to the Village of Perham, Minnesota, described as follows, to-wit: Commencing at the point where the Southwesterly line of Martin Street intersects with the Northwesterly line of Third Street in said Village of Perham, running thence in a Northwesterly direction along the southwesterly line of said Martin Street a distance of 150 feet, running thence in a Southwesterly direction at right angles to the Southwesterly line of said Martin Street and parallel with the Northwesterly line of Third Street a distance of 37' 1 1/2 feet, running thence in a Southeastery direction at right angles with the last line, a distance of 150 feet to the Northwesterly line of Third Street, running thence in a Northeasterly direction along the Northwesterly line of Third Street a distance of 37' 1/2 feet, turning thence in a Northwesterly direction and at right angles to said Third Street a distance of 150 feet to the place of beginning.

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$111,085.36

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: January 11, 2018 at 10:00 AM
PLACE OF SALE: North door of the Courthouse, 121 West Junius Avenue, Fergus Falls, 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 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 July 11, 2018, or the next business day if July 11, 2018 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: November 20, 2017
ASSIGNEE OF MORTGAGEE: Home Point Financial Corporation
Wilford, Geske & Cook P.A.
Attorneys for Assignee of Mortgagee
7616 Currell Blvd Ste 200
Woodbury, MN 55125-2296
(651) 209-3300
File Number: 038736F01

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aforsaid, with the southwesterly line of Martin Street, aforesaid, thence southwesterly and parallel with the northwesterly line of said Third Street a distance of 75 feet; thence at right angles in a southeasterly direction and parallel with the southwesterly line of Martin Street a distance of 150 feet to the northwesterly line of Third Street; thence at right angles along the northwesterly line of Third Street in a general northeasterly direction 75 feet to the corner of the intersection of the southwesterly line of Martin Street with the northwesterly line of Third Street; thence in a northwesterly direction on and along the southwesterly line of Martin Street, a distance of 150 feet to the place of beginning, Otter Tail County, Minnesota.

AND
That part of the unnumbered reserve of Paine's Addition to the Village of Perham, Minnesota, described as follows, to-wit: Commencing at the point where the Southwesterly line of Martin Street intersects with the Northwesterly line of Third Street in said Village of Perham, running thence in a Northwesterly direction along the southwesterly line of said Martin Street a distance of 150 feet, running thence in a Southwesterly direction at right angles to the Southwesterly line of said Martin Street and parallel with the Northwesterly line of Third Street a distance of 37' 1 1/2 feet, running thence in a Southeastery direction at right angles with the last line, a distance of 150 feet to the Northwesterly line of Third Street, running thence in a Northeasterly direction along the Northwesterly line of Third Street a distance of 37' 1/2 feet, turning thence in a Northwesterly direction and at right angles to said Third Street a distance of 150 feet to the place of beginning.

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$111,085.36

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: January 11, 2018 at 10:00 AM
PLACE OF SALE: North door of the Courthouse, 121 West Junius Avenue, Fergus Falls, 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 six (6) months from the date of said sale by the mortgagor(s), their personal representatives or assigns.