

Mortgage Foreclosures

NOTICE OF MORTGAGE FORECLOSURE SALE

15-102465
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: December 8, 2005

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$80,000.00
MORTGAGOR(S): Jerold Ellis Ford and Ella Anna Ford, husband and wife
MORTGAGEE: Mortgage Electronic Registration Systems, Inc.
TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc.
MIN#: 100425240005792384

LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON THE MORTGAGE: First Franklin, a Division of Nat. City Bank of IN
SERVICER: Specialized Loan Servicing LLC

DATE AND PLACE OF FILING: Filed December 14, 2005, Otter Tail County Recorder, as Document Number 989795

ASSIGNMENTS OF MORTGAGE: Assigned to: Deutsche Bank National Trust Company, as Trustee for the Certificateholders of the First Franklin Mortgage Loan Trust 2006-FF4, Mortgage Pass-through Certificates, Series 2006-FF4; Dated: June 9, 2011 filed: June 20, 2011, recorded as document number 1093507; Thereafter assigned by a Corrective Assignment to Deutsche Bank National Trust Company, as Trustee for FFMLT Trust 2006-FF4, Mortgage Pass-through Certificates, Series 2006-FF4 dated February 24, 2016, recorded on March 7, 2016 as document number 1171517.

LEGAL DESCRIPTION OF PROPERTY:

All that part of the East Half of the Southeast Quarter of Section 20, Township 134, Range 40, Otter Tail County, Minnesota, described as follows:

Commencing at the southeast corner of said Section 20; thence on an assumed bearing of West along the south line of said Section 20, a distance of 794.75 feet to the point of beginning of the land to be described; thence North 0 degrees 08 minutes 20 seconds West a distance of 429.26 feet; thence North 89 degrees 54 minutes 56 seconds West a distance of 438.31 feet to the easterly right-of-way line of County State Aid Highway No. 1; thence South 0 degrees 04 minutes 34 seconds East along said easterly right-of-way line, a distance of 429.91 feet to said south line of Section 20; thence on a bearing of East along said south line, a distance of 438.78 feet to the point of beginning.

AND All that part of the East Half of the Southeast Quarter of Section 20, Township 134, Range 40, Otter Tail County, Minnesota, described as follows:

Commencing at the southeast corner of said Section 20; thence on an assumed bearing of West along the south line of said Section 20, a distance of 383.06 feet to the point of beginning of the land to be described; thence continuing on a bearing of West along said south line, a distance of 411.69 feet; thence North 0 degrees 08 minutes 20 seconds West a distance of 429.26 feet; thence South 89 degrees 54 minutes 56 seconds East a distance of 411.69 feet; thence South 0 degrees 08 minutes 20 seconds East a distance of 428.65 feet to the point of beginning.

PROPERTY ADDRESS: 35873 Eldorado Beach Rd, Battle Lake, MN 56515
PROPERTY IDENTIFICATION NUMBER: 02000200141001
COUNTY IN WHICH PROPERTY IS LOCATED: Otter Tail

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: \$94,605.14

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: March 22, 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 6 months from the date of said sale by the mortgagor(s) the personal representatives or assigns.

DATE AND PLACE OF FILING: Filed March 22, 2018, Otter Tail County Recorder, as Document Number 1171650

ASSIGNMENTS OF MORTGAGE: Assigned to: Franklin American Mortgage Company
LEGAL DESCRIPTION OF PROPERTY:

A tract of land situated in Government Lot 6, Section 17, Township 136, Range 40 and described as follows, to-wit: Commencing at a point which is the intersection of Sections 17, 18, 7 and 8; thence South on and along the West line of said Section 17 a distance of 268 feet; thence East and on a line parallel with the North line of said Section 17 a distance of 672 feet and which is the place of beginning of the tract to be described herein; thence continuing East on a line parallel with the North line of said Section 17 a distance of 421 feet; thence continuing North on a line parallel with the West line of said Section 17 a distance of 218 feet; thence continuing West on a line parallel with the North Section line of said Section 17 a distance of 392.30 feet; and thence continuing South 7 degrees 30 minutes West a distance of 219.9 feet to the place of beginning and there terminating. And that part of Government Lots Five (5) and Six (6), Section 17, Township

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 30, 2015
ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$229,751.00
MORTGAGOR(S): Katherine M. Martin, an unmarried woman

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

DATE AND PLACE OF RECORDING: Recorded: July 07, 2015 Otter Tail County Recorder

Document Number: 1160897
ASSIGNMENTS OF MORTGAGE: And assigned to: Quicken Loans Inc. Dated: August 21, 2017

Recorded: August 22, 2017 Otter Tail County Recorder

Document Number: 1195160
Transaction Agent: Mortgage Electronic Registration Systems, Inc.

Transaction Agent Mortgage Identification Number: 100039033407907132
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: 53261 County Highway 142, New York Mills, MN 56567-8946
Tax Parcel ID Number: 40000290292002

LEGAL DESCRIPTION OF PROPERTY: The North Half of the Southeast Quarter of the Southwest Quarter (N1/2 of SE1/4 of SW1/4) of Section Twenty-nine (29), Township One Hundred Thirty-five (135), Range Thirty-seven (37), together with an easement for ingress and egress on, over and across the West two (2) rods of the South Half of the southeast Quarter of the Southwest Quarter (S1/2 of SE1/4 of SW1/4), Otter Tail County, Minnesota

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$229,996.99

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: March 15, 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 September 17, 2018, or the next business day if September 17, 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: January 22, 2018
ASSIGNMENT OF MORTGAGEE: Quicken Loans Inc.

Willford, Geske & Cook P.A.
Attorneys for Assignee of Mortgagee
7616 Currell Blvd Ste 200
Woodbury, MN 55125-2296
(651) 209-3300
File Number: 038317F02

Published in the Parkers Prairie Independent
January 25, February 1, 8, 15, 22, March 1, 2018
775692

NOTICE OF MORTGAGE FORECLOSURE SALE

17-108325

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: March 4, 2016
ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$147,283.00

MORTGAGOR(S): Steven W. Lehmann and Angela D. Lehmann, husband and wife

MORTGAGEE: Mortgage Electronic Registration Systems, Inc.

TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc.
MIN#: 1004836-0000011277-2

LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON THE MORTGAGE: Western State Bank

SERVICER: Centar FSB

DATE AND PLACE OF FILING: Filed March 9, 2016, Otter Tail County Recorder, as Document Number 1171650

ASSIGNMENTS OF MORTGAGE: Assigned to: Franklin American Mortgage Company

LEGAL DESCRIPTION OF PROPERTY:

A tract of land situated in Government Lot 6, Section 17, Township 136, Range 40 and described as follows, to-wit: Commencing at a point which is the intersection of Sections 17, 18, 7 and 8; thence South on and along the West line of said Section 17 a distance of 268 feet; thence East and on a line parallel with the North line of said Section 17 a distance of 672 feet and which is the place of beginning of the tract to be described herein; thence continuing East on a line parallel with the North line of said Section 17 a distance of 421 feet; thence continuing North on a line parallel with the West line of said Section 17 a distance of 218 feet; thence continuing West on a line parallel with the North Section line of said Section 17 a distance of 392.30 feet; and thence continuing South 7 degrees 30 minutes West a distance of 219.9 feet to the place of beginning and there terminating. And that part of Government Lots Five (5) and Six (6), Section 17, Township

136, Range 40, Otter Tail County, Minnesota, described as follows: Commencing at the Northwest corner of said Government Lot Six (6); thence on a bearing of North 89 degrees 56 minutes 54 seconds East on the Northerly line thereof for a distance of 1093.00 feet to the point of beginning of tract to be described; thence South 0 degrees 01 minutes 52 seconds East parallel to the Westerly line of said Government Lot Six (6) for a distance of 50.00 feet to the Northeast corner of a tract as described in a certain deed recorded of public record in Book 515 of Deeds, page 729; thence South 0 degrees 01 minutes 52 seconds East on the Easterly line of said tract for a distance of 218.00 feet to the Southeast corner thereof; thence South 89 degrees 56 minutes 54 seconds West 4.00 feet to the Northeast corner of a tract as described in a certain deed recorded of public record in Book 516 of Deeds, page 885; thence South 0 degrees 24 minutes 29 seconds West on the Easterly line of last said tract for a distance of 278.95 feet; thence South 88 degrees 04 minutes 35 seconds East 220.00 feet; thence North 0 degrees 40 minutes 50 seconds East 554.57 feet to the North line of said Government Lot Five (5); thence South 89 degrees 56 minutes 54 seconds West 220.62 feet to the point of beginning. Subject to the rights of the public in County State Aid Highway No. 35 over the Northerly 50.00 feet thereof. Less any part of the above described tract which may be within the following described parcel: all that part of Government Lots 5, 6, 7 and 8, Section 17, Township 136, Range 40, Otter Tail County, Minnesota, described as follows: Commencing at the Northwest corner of said Section 17; thence on an assumed bearing of South 88 degrees 59 minutes 38 seconds East along the North line of said Section 17, a distance of 2126.65 feet; thence South 2 degrees 19 minutes 47 seconds West a distance of 442.86 feet to the point of beginning of the land to be described; thence North 2 degrees 19 minutes 47 seconds East a distance of 442.86 feet to said North line; thence North 88 degrees 59 minutes 38 seconds West along said North line, a distance of 49.94 feet; thence South 1 degree 01 minutes 34 seconds West a distance of 578.83 feet; thence North 86 degrees 37 minutes 21 seconds West a distance of 770.53 feet; thence North 88 degrees 58 minutes 45 seconds West a distance of 220.06 feet; thence South 1 degree 05 minutes 45 seconds West a distance of 263.89 feet; thence North 89 degrees 02 minutes 13 seconds West a distance of 367.13 feet to the Easterly line of the dedicated road as dedicated in the plat of KOZELNIK'S BEACH, according to the recorded plat thereof; thence South 5 degrees 12 minutes 38 seconds East along said Easterly line, a distance of 79.60 feet to an angle point in said Easterly line; thence South 73 degrees 47 minutes 00 seconds West along the Southerly line of the dedicated road as dedicated in said plat of KOZELNIK'S BEACH, a distance of 35.99 feet to the Easterly line of a tract of land described in Document No. 892752, a distance of 378.58 feet; thence South 66 degrees 56 minutes 42 seconds West along the Southerly line of said tract of land described in Document No. 892752, a distance of 323.22 feet to the most Southerly corner of said tract of land described in Document No. 892752; thence North 89 degrees 22 minutes 56 seconds West a distance of 395.03 feet to the West line of said Section 17; thence on a bearing of South along said West line, a distance of 146.25 feet; thence North 81 degrees 13 minutes 08 seconds East a distance of 198.86 feet; thence North 0 degrees 00 minutes 43 seconds West a distance of 60.40 feet; thence North 85 degrees 55 minutes 09 seconds East a distance of 43.85 feet; thence South 10 degrees 14 minutes 49 seconds East a distance of 56.15 feet; thence North 81 degrees 12 minutes 50 seconds East a distance of 113.88 feet; thence North 44 degrees 15 minutes 01 seconds East a distance of 68.63 feet; thence North 66 degrees 56 minutes 42 seconds East a distance of 321.68 feet; thence North 71 degrees 21 minutes 40 seconds East a distance of 141.31 feet; thence South 0 degrees 56 minutes 47 seconds East a distance of 551.61 feet; thence South 47 degrees 09 minutes 17 seconds West a distance of 519.56 feet to the Northerly line of the dedicated road as dedicated in the plat of KOZELNIK BEACH THIRD ADDITION, according to the recorded plat thereof; thence South 69 degrees 53 minutes 54 seconds East along said Northerly line, a distance of 314.87 feet to angle point in said Northerly line; thence South 63 degrees 28 minutes 54 seconds East along said Northerly line, a distance of 1.79 feet; thence South 79 degrees 43 minutes 27 seconds East a distance of 178.75 feet; thence South 63 degrees 28 minutes 53 seconds East a distance of 37.00 feet; thence South 63 degrees 27 minutes 46 seconds East a distance of 106.94 feet; thence South 57 degrees 09 minutes 11 seconds East a distance of 110.31 feet; thence North 31 degrees 45 minutes 47 seconds East a distance of 50.00 feet; thence South 57 degrees 06 minutes 43 seconds East a distance of 112.89 feet; thence South 56 degrees 54 minutes 43 seconds East a distance of 112.03 feet; thence South 54 degrees 39 minutes 16 seconds East a distance of 500.04 feet; thence North 48 degrees 08 minutes 48 seconds East a distance of 334.31 feet; thence North 67 degrees 25 minutes 27 seconds East a distance of 427.69 feet; thence North 16 degrees 50 minutes 53 seconds East a distance of 328.63 feet; thence North 82 degrees 31 minutes 19 seconds West a distance of 795.38 feet; thence South 61 degrees 51 minutes 42 seconds West a distance of 90.30 feet; thence South 87 degrees 09 minutes 52 seconds West a distance of 305.58 feet; thence North 59 degrees 42 minutes 21 seconds West a distance of 106.43 feet; thence North 22 degrees 41 minutes 34 seconds West a distance of 114.73 feet; thence North 22 degrees 04 minutes 14 seconds East a distance of 82.53 feet; thence North 65 degrees 38 minutes 58 seconds East a distance of 215.24 feet; thence North 28 degrees 03 minutes 00 seconds East a distance of 113.10 feet; thence North 12 degrees 41 minutes 06 seconds West a distance of 147.10 feet; thence North 21 degrees 30 minutes 07 seconds East a distance of 130.02 feet; thence North 1 degree 26 minutes 54 seconds East a distance of 102.83 feet; thence North 53 degrees 48 minutes 43 seconds West a distance of 164.34 feet; thence North 77 degrees 04 minutes 57 seconds East a distance of 264.80 feet; thence North 76 degrees 04 minutes 26 seconds East a distance of 220.22 feet; thence North 77 degrees 51 minutes 36 seconds East a distance of 243.29 feet to the intersection with a line which bears South 1 degrees 49 minutes 09 seconds West from the point of beginning; thence North 1 degrees 49 minutes 09 seconds East a distance of 543.11 feet to the point of beginning.

PROPERTY ADDRESS: 44147 County Rd 35, Dent, MN 56528

PROPERTY IDENTIFICATION NUMBER: 20000170097023

COUNTY IN WHICH PROPERTY IS LOCATED: Otter Tail

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: \$147,234.68

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: March 8, 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 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 September 8, 2018, or the next business day if September 8, 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 FOR AGRICULTURAL PRODUCTION, AND ARE ABANDONED.

Dated: January 11, 2018
Franklin American Mortgage Company
Assignee of Mortgage
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

Published in the Parkers Prairie Independent
January 18, 25, February 1, 8, 15, 22, 2018
774654

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: December 4, 2006
ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$88,000.00

MORTGAGOR(S): Jacqueline C. Thompson McGrand, a single person

MORTGAGEE: Wells Fargo Bank, N.A.

DATE AND PLACE OF FILING: Recorded on December 12, 2006 as Document Number 1010807 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 Structured Asset Securities Corporation Mortgage Loan Trust 2007-WF1 by assignment recorded on June 1, 2012 as Document Number 1109777 in the Office of the County Recorder of Otter Tail County, Minnesota.

LEGAL DESCRIPTION OF PROPERTY: The N1/2 of the NE1/4 of Section 23, Township 136, Range 43, Otter Tail County, Minnesota. Subject to existing easements, except the following tracts:

1) The E1/2 of S1/2 of N1/2 of NE1/4 and the East 396 feet of the W1/2 of S1/2 of N1/2 of NE1/4 of Section 23, Township 136, Range 43.

2) That part of the N1/2 of the NE1/4 of Section 23, Township 136, Range 43, Otter Tail County, Minnesota, described as follows: Commencing at the north-east corner of said Section 23; thence on an assumed bearing of North 89 degrees 37 minutes 08 seconds West, along the north line of said NE1/4, a distance of 1155.85 feet to the point of beginning of the parcel to be described; thence South 0 degrees 50 minutes 03 seconds West, a distance of 391.56 feet; thence North 89 degrees 37 minutes 08 seconds West a distance of 556.25 feet to its intersection with a line drawn parallel to and 396 feet easterly from the East line of the W1/2 of the S1/2 of said N1/2; thence North 0 degrees 50 minutes 03 seconds West along said parallel line a distance of 391.56 feet to the north line of said NE1/4; thence South 89 degrees 37 minutes 08 seconds East along said north line, a distance of 556.25 feet to the point of beginning, containing 5.0 acres, more or less.

STREET ADDRESS OF PROPERTY: 42891 210TH AVENUE, PELICAN RAPIDS, MN 56572-7426

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: \$91,593.23

TRANSACTION AGENT: None
NAME OF MORTGAGE ORIGINATOR: Wells Fargo Bank, N.A.

RESIDENTIAL SERVICER: Wells Fargo Bank, N.A.

TAX PARCEL IDENTIFICATION NUMBER: 50000230159000

TRANSACTION AGENT'S MORTGAGE IDENTIFICATION NUMBER: None

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, 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: February 22, 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

PROPERTY ADDRESS: 44147 County Rd 35, Dent, MN 56528
PROPERTY IDENTIFICATION NUMBER: 20000170097023

COUNTY IN WHICH PROPERTY IS LOCATED: Otter Tail

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: \$147,234.68

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: March 8, 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 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 September 8, 2018, or the next business day if September 8, 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 FOR AGRICULTURAL PRODUCTION, AND ARE ABANDONED.

Dated: January 11, 2018
Franklin American Mortgage Company
Assignee of Mortgage
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

Published in the Parkers Prairie Independent
January 18, 25, February 1, 8, 15, 2018
771122

NOTICE OF MORTGAGE FORECLOSURE SALE

THE RIGHT TO VERIFICATION OF THE DEBT AND IDENTITY OF THE ORIGINAL CREDITOR WITHIN THE TIME PROVIDED BY LAW