

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: June 05, 2015
ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$81,530.00
MORTGAGOR(S):

Cody P. Davison, single man
MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as nominee for Western State Bank, its successors and/or assigns

DATE AND PLACE OF RECORDING: Recorded: June 09, 2015 Otter Tail County Recorder

Document Number: 1159644
ASSIGNMENTS OF MORTGAGE: And assigned to: PennyMac Loan Services, LLC

Dated: February 01, 2018
Recorded: February 05, 2018 Otter Tail County Recorder

Document Number: 1202486
Transaction Agent: Mortgage Electronic Registration Systems, Inc.

Transaction Agent Mortgage Identification Number: 1004836-000009896-3
Lender or Broker: Western State Bank Residential Mortgage Servicer: PennyMac Loan Services, LLC

Mortgage Originator: Not Applicable
COUNTY IN WHICH PROPERTY IS LOCATED: Otter Tail

Property Address: 17 Lawrence St, New York Mills, MN 56567-4113
Tax Parcel ID Number: 7300008013000

LEGAL DESCRIPTION OF PROPERTY: That part of the South Half of the Southwest Quarter of Section 8,

Township 135 North, Range 37 West of the Fifth Principal Meridian in Otter Tail County, Minnesota, described as follows: Commencing at a found iron monument which designates the most easterly corner of Lot 19, Block 3, of Blower's 2nd Addition to New York Mills, Otter Tail Co., Minnesota, said plat is on file and of record in the office of the Recorder of said County; thence South 26 degrees 44 minutes 57 seconds West 100.54 feet on an assumed bearing along the southeasterly line of said Lot 19 and the southeasterly line of Lot 20 of said Block 3 to a found iron monument which designates the most southerly corner of said Lot 20; thence continuing South 26 degrees 44 minutes 57 seconds West 153.25 feet along the northwesterly line of Main Street; thence North 63 degrees 15 minutes 03 seconds West 2.00 feet to a found iron monument; thence continuing North 63 degrees 15 minutes 03 seconds West 158.00 feet to a found iron monument; thence North 84 degrees 24 minutes 20 seconds West 30.28 feet to an iron monument, said point is the point of beginning; thence continuing North 84 degrees 24 minutes 20 seconds West 121.47 feet to an iron monument; thence continuing North 84 degrees 24 minutes 20 seconds West 12.56 feet to an iron monument; thence continuing North 84 degrees 24 minutes 20 seconds West 36.82 feet to the centerline of South Walker Avenue; thence northeasterly along the centerline of said South Walker Avenue on a curve concave to the southeast, having a central angle of 01 degree 58 minutes 49 seconds and a radius of 1111.63 feet, for a distance of 38.42 feet (chord bearing North 32 degrees 28 minutes 12 seconds East) to a point of reverse curvature; thence northeasterly continuing along the centerline of said South Walker Avenue on a curve concave to the northwest, having a central angle of 06 degrees 42 minutes 07 seconds and a radius of 667.68 feet, for a distance of 78.10 feet (chord bearing North 30 degrees 06 minutes 33 seconds East); thence North 28 degrees 45 minutes 30 seconds East 61.39 feet continuing along the centerline of said South Walker Avenue to the southwest-erly line of Third Street according to said Blower's 2nd Addition to New York Mills, Otter Tail Co., Minnesota; thence South 62 degrees 57 minutes 45 seconds East 33.00 feet along the southwest-erly line of said Third Street to an iron monument; thence continuing South 62 degrees 57 minutes 45 seconds East 115.39 feet along the southwest-erly line of said Third Street to an iron monument; thence South 25 degrees 29 minutes 28 seconds West 115.17 feet to point of beginning. Subject to an easement for public road purposes for South Walker Avenue over, under and across that part of the above tract which lies within 33.00 feet of the centerline of said South Walker Avenue.

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$80,896.09

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 26, 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;

es and the costs and disbursements, including attorney fees allowed by law, subject to redemption within six (6) months from the date of 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 October 26, 2018, or the next business day if October 26, 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: March 02, 2018
ASSIGNEE OF MORTGAGEE: PennyMac Loan Services, LLC
Wilford, Geske & Cook P.A.
Attorneys for Assignee of Mortgagee
7616 Currell Blvd Ste 200
Woodbury, MN 55125-2296
(651) 209-3300
File Number: 039246F01

Published in the
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788861

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 FFMILT 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.

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 22, 2018, or the next business day if September 22, 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 23, 2018
Deutsche Bank National Trust Company, as Trustee for FFMILT Trust 2006-FF4, Mortgage Pass-Through Certificates, Series 2006-FF4
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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March 8, 15, 22, 29, April 5, 12, 2018
788861

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: April 3, 2009
MORTGAGOR: Steven C. Miletto and Kayne S. Love-Miletto, husband and wife.

MORTGAGEE: The First National Bank of Battle Lake.

DATE AND PLACE OF RECORDING: Recorded April 15, 2009 Otter Tail County Recorder, Document No. 1054906.

ASSIGNMENTS OF MORTGAGE: Assigned to: Merchants Bank, National Association. Dated April 3, 2009 Recorded April 15, 2009, as Document No. 1054907.

TRANSACTION AGENT: NONE
TRANSACTION AGENT'S MORTGAGE IDENTIFICATION NUMBER ON MORTGAGE: NONE
LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON MORTGAGE: Central Minnesota Credit Union
RESIDENTIAL MORTGAGE SERVICER: LoanCare, LLC
MORTGAGED PROPERTY ADDRESS: 118 Main Street East, Parkers Prairie, MN 56361
TAX PARCEL I.D.#: 75000990394001
LEGAL DESCRIPTION OF PROPERTY: The East 34 feet of the South 92 feet of Lot 1, Block C and the West 16 feet of the South 92 feet of the vacated portion of Second Avenue in McMahon's First Addition to the Village of Parkers Prairie

COUNTY IN WHICH PROPERTY IS LOCATED: Otter Tail
ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$417,000.00
AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE, INCLUDING TAXES, IF ANY, PAID BY MORTGAGEE: \$397,760.27

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: April 26, 2018 at 10:00 AM
PLACE OF SALE: Sheriff's Office, Otter Tail County Courthouse, North Door, 121 West Junius, Fergus Falls, MN

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 six (6) months from the date of said sale by the mortgagor(s), their personal representatives or assigns unless reduced to Five (5) weeks under MN Stat. §580.07.

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 October 5, 2018, unless that date falls on a weekend or legal holiday, in which case it is the next weekday, and unless the redemption period is reduced to 5 weeks under MN Stat. Secs. 580.07 or 582.032.

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

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 22, 2018
Merchants Bank, National Association
Mortgagee/Assignee of Mortgagee
USSET, WEINGARDEN AND LIEBO, P.L.L.P.
Attorneys for Mortgagee/Assignee of Mortgagee
4500 Park Glen Road #300
Minneapolis, MN 55416
(952) 925-6888
94 - 18-001735 FC
THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.

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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: July 27, 2007
MORTGAGOR: Christian E. Thompson and Lynda H. Thompson, husband and wife.

MORTGAGEE: ABN AMRO Mortgage Group, Inc.

DATE AND PLACE OF RECORDING: Recorded July 31, 2007 Otter Tail County Recorder, Document No. 1023700.

ASSIGNMENTS OF MORTGAGE: Assigned to: Ditech Financial LLC f/k/a Green Tree Servicing LLC. Dated July 28, 2016 Recorded July 29, 2016, as Document No. 1177775. And thereafter assigned to: New Penn Financial, LLC D/B/A Shellpoint Mortgage Servicing. Dated June 29, 2017 Recorded June 30, 2017, as Document No. 1192735 and corrected by document dated December 8, 2017, recorded December 18, 2017 as document no. 1200591.

TRANSACTION AGENT: NONE
TRANSACTION AGENT'S MORTGAGE IDENTIFICATION NUMBER ON MORTGAGE: NONE
LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON MORTGAGE: ABN AMRO Mortgage Group, Inc.

RESIDENTIAL MORTGAGE SERVICER: New Penn Financial LLC dba Shellpoint Mortgage Servicing
MORTGAGED PROPERTY ADDRESS: 560 Camelot Road, New York Mills, MN 56567
TAX PARCEL I.D.#: 40000070048001, 40000070050001, 40000070047007
LEGAL DESCRIPTION OF PROPERTY: TRACT A
The South 10 rods of the E 1/2 of the NW 1/4 of NE 1/4 of Section 7, Township 135 North of Range 37 West of the Fifth Principal Meridian in Otter Tail County, Minnesota, subject to the right of way of public roads and highways.

AND TRACT B
That part of the Southwest Quarter of the Northeast Quarter (SW 1/4 NE 1/4), Section 7, Township 135 North of Range 37 West of the Fifth Principal Meridian in Otter Tail County, Minnesota, described as follows:

Commencing at the iron monument at the southeast corner of said Northeast Quarter (NE 1/4), thence North 00 degrees 13 minutes 43 seconds West, assumed bearing, along the east line of said NE

1/4, a distance of 161.42 feet to the north right of way line of County State Aid Highway Number 84 (CSAH #84) [formerly known as State Trunk Highway Number 10 and/or U.S. Highway No. 10]; thence northwesterly a distance of 375.75 feet along the north right of way line of said CSAH #84 and along a non-tangential curve concave to the northeast having a central angle of 05 degrees 44 minutes 57 seconds, a radius of 3,744.71 feet, a chord bearing of North 64 degrees 22 minutes 37 seconds West and a chord distance of 375.60 feet; thence North 62 degrees 05 minutes 00 seconds West a distance of 1408.88 feet, tangent to last described curve and along the north right of way line of said CSAH #84 to an iron pipe monument, the point of beginning of the tract to be described; thence continuing North 62 degrees 05 minutes 00 seconds West 209.38 feet along the north right of way line of said CSAH #84 to an iron pipe monument; thence North 12 degrees 28 minutes 10 seconds East a distance of 256.76 feet to an iron pipe monument on the north line of said SW 1/4 NE 1/4; thence South 89 degrees 55 minutes 56 seconds East a distance of 213.17 feet along the north line of said SW 1/4 NE 1/4 to an iron pipe monument; thence South 13 degrees 29 minutes 23 seconds West a distance of 358.36 feet to the point of beginning.

AND TRACT C
Commencing at the Southeast corner of the SE 1/4 of NE 1/4 of Section 7, Township 135 North of Range 37 West of the Fifth Principal Meridian in Otter Tail County, Minnesota; thence North on the East line thereof 147.4 feet to the North right-of-way line of U.S. Highway No. 10; thence North 62 degrees 5 minutes West on this line 1260 feet to the point of beginning; thence continuing North on the line parallel to Highway No. 10 a distance of 534 feet; thence North 23 degrees 40 minutes East 150 feet; thence South 62 degrees 5 minutes East 534 feet (parallel to Highway 10) thence South 23 degrees 40 minutes West 150 feet to the place of beginning.

COUNTY IN WHICH PROPERTY IS LOCATED: Otter Tail
ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$139,900.00
AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE, INCLUDING TAXES, IF ANY, PAID BY MORTGAGEE: \$205,022.97

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: April 26, 2018 at 10:00 AM
PLACE OF SALE: Sheriff's Office, Otter Tail County Courthouse, North Door, 121 West Junius, Fergus Falls, MN

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 six (6) months from the date of said sale by the mortgagor(s), their personal representatives or assigns unless reduced to Five (5) weeks under MN Stat. §580.07.

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 October 5, 2018, unless that date falls on a weekend or legal holiday, in which case it is the next weekday, and unless the redemption period is reduced to 5 weeks under MN Stat. Secs. 580.07 or 582.032.

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

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 31, 2018
Lakeview Loan Servicing, LLC
Mortgagee/Assignee of Mortgagee
USSET, WEINGARDEN AND LIEBO, P.L.L.P.
Attorneys for Mortgagee/Assignee of Mortgagee
4500 Park Glen Road #300
Minneapolis, MN 55416
(952) 925-6888
100 - 17-007353 FC
THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.

Published in the
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February 15, 22,
March 1, 8, 15, 22, 2018
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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: July 27, 2007
MORTGAGOR: Christian E. Thompson and Lynda H. Thompson, husband and wife.

MORTGAGEE: ABN AMRO Mortgage Group, Inc.

DATE AND PLACE OF RECORDING: Recorded July 31, 2007 Otter Tail County Recorder, Document No. 1023700.

ASSIGNMENTS OF MORTGAGE: Assigned to: Ditech Financial LLC f/k/a Green Tree Servicing LLC. Dated July 28, 2016 Recorded July 29, 2016, as Document No. 1177775. And thereafter assigned to: New Penn Financial, LLC D/B/A Shellpoint Mortgage Servicing. Dated June 29, 2017 Recorded June 30, 2017, as Document No. 1192735 and corrected by document dated December 8, 2017, recorded December 18, 2017 as document no. 1200591.

TRANSACTION AGENT: NONE
TRANSACTION AGENT'S MORTGAGE IDENTIFICATION NUMBER ON MORTGAGE: NONE
LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON MORTGAGE: ABN AMRO Mortgage Group, Inc.

RESIDENTIAL MORTGAGE SERVICER: New Penn Financial LLC dba Shellpoint Mortgage Servicing
MORTGAGED PROPERTY ADDRESS: 560 Camelot Road, New York Mills, MN 56567
TAX PARCEL I.D.#: 40000070048001, 40000070050001, 40000070047007
LEGAL DESCRIPTION OF PROPERTY: TRACT A
The South 10 rods of the E 1/2 of the NW 1/4 of NE 1/4 of Section 7, Township 135 North of Range 37 West of the Fifth Principal Meridian in Otter Tail County, Minnesota, subject to the right of way of public roads and highways.

AND TRACT B
That part of the Southwest Quarter of the Northeast Quarter (SW 1/4 NE 1/4), Section 7, Township 135 North of Range 37 West of the Fifth Principal Meridian in Otter Tail County, Minnesota, described as follows:

Commencing at the iron monument at the southeast corner of said Northeast Quarter (NE 1/4), thence North 00 degrees 13 minutes 43 seconds West, assumed bearing, along the east line of said NE

1/4, a distance of 161.42 feet to the north right of way line of County State Aid Highway Number 84 (CSAH #84) [formerly known as State Trunk Highway Number 10 and/or U.S. Highway No. 10]; thence northwesterly a distance of 375.75 feet along the north right of way line of said CSAH #84 and along a non-tangential curve concave to the northeast having a central angle of 05 degrees 44 minutes 57 seconds, a radius of 3,744.71 feet, a chord bearing of North 64 degrees 22 minutes 37 seconds West and a chord distance of 375.60 feet; thence North 62 degrees 05 minutes 00 seconds West a distance of 1408.88 feet, tangent to last described curve and along the north right of way line of said CSAH #84 to an iron pipe monument, the point of beginning of the tract to be described; thence continuing North 62 degrees 05 minutes 00 seconds West 209.38 feet along the north right of way line of said CSAH #84 to an iron pipe monument; thence North 12 degrees 28 minutes 10 seconds East a distance of 256.76 feet to an iron pipe monument on the north line of said SW 1/4 NE 1/4; thence South 89 degrees 55 minutes 56 seconds East a distance of 213.17 feet along the north line of said SW 1/4 NE 1/4 to an iron pipe monument; thence South 13 degrees 29 minutes 23 seconds West a distance of 358.36 feet to the point of beginning.

AND TRACT C
Commencing at the Southeast corner of the SE 1/4 of NE 1/4 of Section 7, Township 135 North of Range 37 West of the Fifth Principal Meridian in Otter Tail County, Minnesota; thence North on the East line thereof 147.4 feet to the North right-of-way line of U.S. Highway No. 10; thence North 62 degrees 5 minutes West on this line 1260 feet to the point of beginning; thence continuing North on the line parallel to Highway No. 10 a distance of 534 feet; thence North 23 degrees 40 minutes East 150 feet; thence South 62 degrees 5 minutes East 534 feet (parallel to Highway 10) thence South 23 degrees 40 minutes West 150 feet to the place of beginning.

COUNTY IN WHICH PROPERTY IS LOCATED: Otter Tail
ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$139,900.00
AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE, INCLUDING TAXES, IF ANY, PAID BY MORTGAGEE: \$205,022.97

THAT prior to the commencement of this mortgage foreclosure proceeding