

## **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: January 31, 2018

MORTGAGOR: Orion Midwest Energy Corporation, a Minnesota corporation

MORTGAGEE: Bridgewater Bank, a Minnesota banking corporation

DATE AND PLACE OF RECORDING: Recorded February 1, 2018, in the office of the County Recorder, as Document No. 4143878, Washington County, Minnesota.

TRANSACTION AGENT: None

TRANSACTION AGENT'S MORTGAGE IDENTIFICATION NUMBER ON MORTGAGE: None

LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON MORTGAGE: Bridgewater Bank, a Minnesota banking corporation

RESIDENTIAL MORTGAGE SERVICER: N/A

MORTGAGED PROPERTY ADDRESSES: 12445 55th Street North, Unit 4C, Lake Elmo, Minnesota 55042

TAX PARCEL I.D. NO. 06-029-20-31-0055

LEGAL DESCRIPTION OF PROPERTY: Unit 4C, Common Interest Community No. 178, a Condominium, Carriage Station Professional Park, First Supplemental CIC Plat, Washington County, Minnesota;

Together with all the Unit's interest in the common elements; Together with an undivided 14.39% interest in the common elements.

COUNTY IN WHICH PROPERTY IS LOCATED: Washington

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$250,000.00

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE, INCLUDING TAXES, IF ANY, PAID BY MORTGAGEE: \$253,178.48

INTEREST RATE AND PER DIEM: Current interest rate is 5.00%, with a per diem of \$34.2886.

That prior to commencement of this mortgage foreclosure proceeding Mortgagee complied with all notice requirements 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: November 13, 2018, at 10:00 am.

PLACE OF SALE: Washington County Sheriff's Office, Law Enforcement Center, 15015 62nd Street North, Stillwater, Minnesota 55082, to pay the debt then secured by said Mortgage, 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.

DATE AND TIME MORTGAGOR MUST VACATE THE PREMISES: 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 May 13, 2019, at 11:59 p.m.

"THE TIME ALLOWED BY LAW FOR REDEMPTION BY THE MORTGAGOR, THE MORTGAGOR'S PERSONAL REPRESENTATIVES OR ASSIGNS, MAY BE REDUCED TO FIVE (5) 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: September 21, 2018  
MESSERLI & KRAMER P.A.

By: /s/ Michelle R. Jester  
Michelle R. Jester (Lic. #247479)

1400 Fifth Street Towers  
100 South Fifth Street  
Minneapolis, MN 55402-1217  
(612) 672-3600

Attorney in Fact for Bridgewater Bank  
16615-526

#### **IMPORTANT NOTICE**

This communication is from a debt collector and is an attempt to collect a debt. Any information obtained will be used for that purpose.

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