

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:

Mortgagor:
Barbara J Bashaw and
Thomas Bashaw,
Spouses Married To Each Other
Mortgagee: SMW Financial, LLC
Dated: December 22, 2017
Recorded: January 11, 2018
Aitkin County Recorder Document No. A443405
Transaction Agent: N/A
Transaction Agent Mortgage Identification Number: N/A
Lender or Broker:
SMW Financial, LLC
Residential Mortgage Servicer:
Servion, Inc.
Mortgage Originator:
SMW Financial, LLC

LEGAL DESCRIPTION OF PROPERTY:

Lot 4, Block 2, "First Addition to Wilsona Beach", Aitkin County, Minnesota.
This is Abstract Property.
TAX PARCEL NO.: 10-1-064700
ADDRESS OF PROPERTY:
47123 156th Pl
Tamarack, MN 55787
COUNTY IN WHICH PROPERTY IS LOCATED: Aitkin

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$130,000.00

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$125,942.83

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:
May 18, 2023, 10:00 AM

PLACE OF SALE:
Sheriff's Office,
Courthouse Annex,
217 NW 2nd St.,
Aitkin, 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 6 Months from the date of said sale by the mortgagor(s), their personal representatives or assigns.

DATE TO VACATE PROPERTY:

The date on or before which the mortgagor must vacate the property if the mortgage is not reinstated under Minnesota Statutes section 580.30 or the property redeemed under Minnesota Statutes section 580.23 is November 18, 2023 at 11:59 p.m. If the foregoing date is a Saturday, Sunday or legal holiday, then the date to vacate is the next business day at 11:59 p.m.

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: March 16, 2023
SMW Financial, LLC, Mortgagee

By: HALLIDAY, WATKINS & MANN, P.C.

Attorneys for:
SMW Financial, LLC, Mortgagee

1333 Northland Drive,
Suite 205
Mendota Heights, MN 55120
801-355-2886
651-228-1753 (fax)

THIS COMMUNICATION IS FROM A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

MN21338.

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March 22, 29,
April 5, 12, 19, 26, 2023

NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE SALE

NOTICE IS HEREBY GIVEN, that the above Mortgage Foreclosure Sale is hereby postponed to June 15, 2023, at 10:00 AM, Sheriffs Office, Courthouse Annex, 217 NW 2nd St., Atkin, MN in said County and State.

Dated: May 15, 2023
By: Halliday, Watkins & Mann, P.C.

Attorneys for:
SMW Financial, LLC, Mortgagee

1333 Northland Drive,
Suite 205
Mendota Heights, MN 55120
801-355-2886
MN21338

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May 24, 2023

NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE SALE

NOTICE IS HEREBY GIVEN, that the above Mortgage Foreclosure Sale is hereby postponed to July 20, 2023, at 10:00 AM, Sheriffs Office, Courthouse Annex, 217 NW 2nd St., Atkin, MN in said County and State.

Dated: June 20, 2023
By: Halliday, Watkins & Mann, P.C.

Attorneys for:
SMW Financial, LLC, Mortgagee

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