

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:

August 29, 2013

MORTGAGOR: Lance T. Roeschlein and Shelby Roeschlein, husband and wife.

MORTGAGEE: Mortgage Electronic Registration Systems, Inc. as nominee for Bridgeview Bank Mortgage Company, LLC its successors and assigns.

DATE AND PLACE OF RECORDING: Recorded September 11, 2013 Mille Lacs County Recorder, Document No. A381493.

ASSIGNMENTS OF MORTGAGE: Assigned to: Lakeview Loan Servicing, LLC. Dated December 5, 2017 Recorded December 27, 2017, as Document No. A404240.

TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc.

TRANSACTION AGENT'S MORTGAGE IDENTIFICATION NUMBER ON MORTGAGE:

1009031-0000030953-8

LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON MORTGAGE: Bridgeview Bank Mortgage Company, LLC

RESIDENTIAL MORTGAGE SERVICER: M&T Bank

MORTGAGED PROPERTY ADDRESS: 704 Main Street West, Onamia, MN 56359

TAX PARCEL I.D. #: 220411110

LEGAL DESCRIPTION OF PROPERTY: Lots 11 and 12, Block 12, New Onamia, Mille Lacs County, Minnesota.

COUNTY IN WHICH PROPERTY IS LOCATED: Mille Lacs

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$69,387.00

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

\$63,681.89

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:

October 31, 2019 at 10:00 AM

PLACE OF SALE: Sheriff's

Office, Front Door, 640 3rd Street South East, Milaca, MN 56353

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 April 30, 2020, 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: August 27, 2019

Lakeview Loan Servicing, LLC
Mortgagee/Assignee of Mortgagee

USSET, WEINGARDEN AND

LIEBO, P.L.L.P.

Attorneys for Mortgagee/Assignee of Mortgagee

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Minneapolis, MN 55416

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THIS IS A COMMUNICATION

FROM A DEBT COLLECTOR.

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