

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:

November 8, 2013

MORTGAGOR: Kristin M. Bailey, a single person.

MORTGAGEE: Mortgage Electronic Registration Systems, Inc. as nominee for Bell State Bank & Trust its successors and assigns.

DATE AND PLACE OF RECORDING: Recorded December 10, 2013 Mille Lacs County Recorder, Document No. A383013.

ASSIGNMENTS OF MORTGAGE: Assigned to: U.S. Bank National Association. Dated February 11, 2015 Recorded February 17, 2015, as Document No. A388652.

TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc.

TRANSACTION AGENT'S MORTGAGE IDENTIFICATION NUMBER ON MORTGAGE:

101010400532357353

LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON MORTGAGE: Bell State Bank & Trust

RESIDENTIAL MORTGAGE SERVICER: U.S. Bank National Association

MORTGAGED PROPERTY ADDRESS:

6922 90th Avenue

Princeton, MN 55371

TAX PARCEL I.D. #:

16-004-0800

LEGAL DESCRIPTION OF PROPERTY:

The North 1000.00 feet of the West 360 feet of the Northwest Quarter of the Northwest Quarter of Section 4, Township 36, Range 26, Mille Lacs County, Minnesota.

COUNTY IN WHICH PROPERTY IS LOCATED: Mille Lacs

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$266,000.00

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

\$297,802.05

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:

January 3, 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 five (5) weeks from the date of said sale by the mortgagor(s), their personal pursuant to prior mortgagors postponement 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 February 7, 2019 unless that date falls on a weekend or legal holiday, in which case it is the next weekday under MN Stat. Secs. 580.07 or 582.032.

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

Dated: October 29, 2018

U.S. 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

19 - 18-007894 FC

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.

Published in the

Mille Lacs Messenger

November 7, 14, 21, 28,

December 5, 12, 2018

876414