

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: June 8, 2007

MORTGAGOR:

Allisen Bjorgaard, and Dylan Bjorgaard, wife and husband.

MORTGAGEE: Mortgage Electronic Registration Systems, Inc.

DATE AND PLACE OF RECORDING: Recorded June 13, 2007 Marshall County Recorder, Document No. 301587.

ASSIGNMENTS OF MORTGAGE: Assigned to: Green Tree Servicing LLC. Dated September 25, 2014 Recorded September 29, 2014, as Document No. 321900.

TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc.

TRANSACTION AGENT'S

MORTGAGE IDENTIFICATION

NUMBER ON MORTGAGE:

100010402057255832

LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON MORTGAGE: Suntrust Mortgage Inc.

RESIDENTIAL MORTGAGE

SERVICER: Green Tree Servicing

LLC

MORTGAGED PROPERTY

ADDRESS: 909 North 2nd Street,

Warren, MN 56762

TAX PARCEL I.D. #: 59.0267.000

LEGAL DESCRIPTION OF

PROPERTY: Lot 3, Block 48, in the

Original Townsite of Warren

COUNTY IN WHICH PROPERTY IS

LOCATED: Marshall

ORIGINAL PRINCIPAL AMOUNT OF

MORTGAGE: \$37,000.00

AMOUNT DUE AND CLAIMED TO

BE DUE AS OF DATE OF NOTICE,

INCLUDING TAXES, IF ANY, PAID BY

MORTGAGEE: \$37,021.47

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

15, 2015 at 10:00 AM

PLACE OF SALE: Lobby of the main

office of the Marshall County Sheriff,

208 East Colvin, Warren, MN 56762

to pay the debt then secured by said

Mortgage, and taxes, if any, on said

premises, and the costs and dis-

bursements, 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 dwell-

ing, unless otherwise provided by law,

the date on or before which the

mortgagor(s) must vacate the proper-

ty 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 July 15, 2015 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: October 28, 2014

Green Tree 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

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8 - 14-006717 FC

THIS IS A COMMUNICATION FROM

A DEBT COLLECTOR.