

# Legal Notices

June 10-17-24, July 1-8-15

**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: February 21, 2007

MORTGAGOR: Cory Bartels and Amy Bartels, formerly Amy Maurstad, husband and wife

MORTGAGEE: Citifinancial Services, Inc.

DATE AND PLACE OF RECORDING: Recorded February 23, 2007 Marshall County Recorder, Document No. 300723.

ASSIGNMENTS OF MORTGAGE: NONE

TRANSACTION AGENT: NONE

TRANSACTION AGENT'S MORTGAGE IDENTIFICATION NUMBER ON MORTGAGE: NONE

LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON MORTGAGE: Citifinancial Services, Inc.

RESIDENTIAL MORTGAGE SERVICER: Citifinancial Services, Inc.

MORTGAGED PROPERTY ADDRESS: 715 North Central Street, Warren, MN 56762

TAX PARCEL I.D. #: 59.0742.000

LEGAL DESCRIPTION OF PROPERTY:

**The East 114 feet of the North Half of Lot Two (E. 114' of N1/2 L. 2) and the East 114 feet of Lot Three (E. 114' of L. 3), of Block Seven (7), Lundgren's First Addition to the City of Warren, according to the Plat thereof on file in the office of the County Recorder in and for Marshall County, Minnesota.**

COUNTY IN WHICH PROPERTY IS LOCATED: Marshall

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$58,672.92

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE, INCLUDING TAXES, IF ANY, PAID BY MORTGAGEE: \$60,094.60

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: August 6, 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 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 February 8, 2016, 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: June 1, 2015

Citifinancial Services, Inc.  
Mortgagee/Assignee  
of Mortgagee

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