

May 18-25, June 1-8-15-22
**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:
September 19, 2006
MORTGAGOR: Brian W.
Christensen, an unmarried man.
MORTGAGEE:
Mortgage Electronic Registration
Systems, Inc., as nominee for
Freedom Mortgage Corporation

DATE AND PLACE OF
RECORDING:
Recorded September 20, 2006
Marshall County Recorder, Document
No. 299571.

ASSIGNMENTS OF MORTGAGE:
Assigned to: M&T Bank. Dated April
4, 2016 Recorded April 19, 2016, as
Document No. 325890.

TRANSACTION AGENT: Mortgage
Electronic Registration Systems, Inc.
TRANSACTION AGENT'S
MORTGAGE IDENTIFICATION
NUMBER ON MORTGAGE:
100073000810093519

LENDER OR BROKER AND
MORTGAGE ORIGINATOR STATED
ON MORTGAGE: Freedom Mortgage
Corporation

RESIDENTIAL MORTGAGE
SERVICER: M&T Bank
MORTGAGED PROPERTY
ADDRESS: 121 South McKinley
Street, Warren, MN 56762
TAX PARCEL I.D. #: 59.0634.000
LEGAL DESCRIPTION OF
PROPERTY:

Lot Four (4) in Block Four (4) in
Wentzel and Grindeland's Addition to
the City of Warren, Minnesota, and
the South Twenty feet of Lot Three
(S. 20' of Lot 3) in Block Four (4) in
Wentzel and Grindeland's Addition to
the city of Warren, Minnesota, accord-
ing 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:
\$46,000.00

AMOUNT DUE AND CLAIMED TO
BE DUE AS OF DATE OF NOTICE,
INCLUDING TAXES, IF ANY, PAID BY
MORTGAGEE: \$42,693.05

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 fol-
lows:

DATE AND TIME OF SALE: July 14,
2016 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 dwell-
ing, unless otherwise provided by
law, the date on or before which the
mortgagor(s) must vacate the prop-
erty 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 January 17, 2017,
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: May 10, 2016

M&T Bank
Mortgagee/Assignee
of Mortgagee
USSET, WEINGARDEN AND
LIEBO, P.L.L.P.
Attorneys for Mortgagee/Assignee of
Mortgagee
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