

PUBLIC NOTICE
NOTICE OF MORTGAGE FORECLOSURE SALE

PUBLIC NOTICE 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 the conditions of the following described mortgage: DATE OF MORTGAGE: January 12, 2006 ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$16,600.00 MORTGAGOR(S): Steven R. Cassidy And Roxann Cassidy, Husband And Wife, And Claude B. Cassidy, A Single Person MORTGAGEE: OPTION ONE MORTGAGE CORPORATION, A CALIFORNIA CORPORATION SERVICER: Specialized Loan Servicing LLC. LENDER: Option One Mortgage Corporation DATE AND PLACE OF FILING: Swift County Minnesota, on January 17, 2006, as Document No. 221044. ASSIGNED TO: The Bank of New York Mellon f/k/a The Bank of New York, as successor to JPMorgan Chase Bank, N.A. as Indenture Trustee, on behalf of the holders of the Terwin Mortgage Trust 2006-6, Asset-Backed Securities, Series 2006-6 by an Assignment of Mortgage dated 12/27/2017, and recorded on 01/04/2018 as Document No. 245640. LEGAL DESCRIPTION OF PROPERTY: Lot One (1), Two (2), Three (3) and Four (4), Block Two (2), First Railway Addition to the City of Benson, Swift County, Minnesota PROPERTY ADDRESS: **402 13th St S, Benson, MN 56215** PROPERTY I.D: 23-0325-000 COUNTY IN WHICH PROPERTY IS LOCATED: Swift THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: Twenty-Two Thousand Four Hundred Sixty-Six and 04/100 (\$22,466.04) THAT no action or proceeding has been instituted at law to recover the debt secured by said mortgage, or any part thereof; that there has been compliance with all pre-foreclosure notice and acceleration requirements of said mortgage, and/or applicable statutes; 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: 10:00AM on March 26, 2024 PLACE OF SALE: Sheriff's Office, Law Enforcement Center, 301 14th Street N, Suite 4, Benson Minnesota 56215 to pay the debt then secured by said mortgage and taxes, if any actually paid by the mortgagee, on the premises and the costs and disbursements allowed by law. The time allowed by law for redemption by said mortgagor(s), their personal representatives or assigns is 6.00 months from the date of sale. If Mortgage is not reinstated under Minn. Stat. Section 580.30 or the property is not redeemed under Minn. Stat. Section 580.23, the Mortgagor must vacate the property on or before 11:59 p.m. on September 26, 2024, or the next business day if September 26, 2024 falls on a Saturday, Sunday or legal holiday. "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:February 7, 2024 The Bank of New York Mellon f/k/a The Bank of New York, as successor to JPMorgan Chase Bank, N.A. as Indenture Trustee, on behalf of the holders of the Terwin Mortgage Trust 2006-6, Asset-Backed Securities, Series 2006-6 Randall S. Miller and Associates, PLLC Attorneys for Assignee of Mortgage/Mortgagee Edinbrough Executive Office Center, 8525 Edinbrook Crossing North Suite #210 Brooklyn Park, MN 55443 Phone: 952-232-0052 Our File No. 23MN00320-1 A-4808081 02/07/2024, 02/14/2024, 02/21/2024, 02/28/2024, 03/06/2024, 03/13/2024