

The Nick and Donna Nickerson Family

[REDACTED]
[REDACTED] (Recorded)

October 25, 2021

Sheriff Leo Dutton
406 Fuller Ave.
Helena, Montana 59601

ATTN: Sheriff Leo Dutton

We are reaching out to make you aware the redemption of our Montana family ranch is still being blocked by HSBC. HSBC has not only failed to provide accurate redemption calculations, but they have refused to provide verified proof the remittance of funds to Specialty Loan Servicing can validly satisfy any alleged debts or rights to our 224-acre, 3 parcel properties. Despite all efforts to obtain accurate and true redemption figures, HSBC has still not provided a legitimate amount to correct their inaccurate and unlawful miscalculations. Rather, they have inflated their calculations with falsely claimed demands and repeatedly refused to provide verification of critical information required in securing redemption funds. Additionally, our demand for rents and accounting remains unanswered. Per MCA § 25-13-822(2), the redemption period is extended until 5 days after a sworn statement is received.

MCA § 25-13-822. Rents and profits during redemption period -- accounting.

(2) If the redemptioner or judgment debtor, before the expiration of the time allowed for redemption, demands in writing of the purchaser or creditor or the purchaser's or creditor's assigns a written and verified statement of the amount of the rents and profits received, the period for redemption is extended 5 days after the sworn statement is given by the purchaser or the purchaser's assigns to the redemptioner or debtor. If the purchaser or the purchaser's assigns, for a period of 1 month from and after the demand, fail or refuse to give the statement, the redemptioner or debtor may bring an action in any court of competent jurisdiction to compel an accounting and disclosure of the rents and profits, and until 15 days from and after the final determination of the action, the right of redemption is extended to the redemptioner or debtor.

Per the law, the issuance of a Sheriff's Deed remains premature. Consequently, we request you please extend us the courtesy and decency of contacting us to verify any claims the redemption period has actually and lawfully expired prior to signing or allowing anyone in your office to sign a Sheriff's Deed for any parcel of our family ranch.

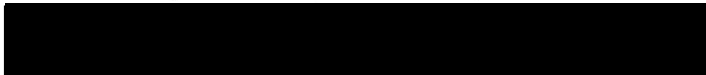
We also want to make you aware HSBC has filed a motion with the District Court to order you to issue a Sheriff's Deed and for the Court to provide a Writ of Assistance in removing us from our property. Per Montana law (Uniform District Court Rule 2), the briefing for this motion will extend through at least mid-November before an order on the matter can be issued. Depending on the outcome, an appeal may be necessary to avoid setting a dangerous precedent for future Montana homeowners. Thus, no Sheriff's Deed should be issued until this matter is lawfully resolved.

For the reasons stated previously, HSBC's recent motion is baseless, premature, inappropriate, and a malicious attempt to further slander, defame, and injure our law-abiding family. We have

clearly communicated to HSBC and your office our intentions to vacate our property as soon as feasible should our efforts to redeem or save our ranch ultimately be blocked. To demonstrate good faith, many of our family's personal belongings have been packed and/or moved to expedite this process in case we do not prevail in saving our ranch by redemption or other lawful means. As all truth, facts, and evidence demonstrate, this is a wrongful foreclosure and unlawful seizure and we remain the only lawful owners of our family ranch. Thus, our attempts to physically comply with the erroneous judgment and unlawful seizure of our property rights, religious freedom, and due process are being made solely to protect ourselves from further hate crimes and should in no way be construed to mean we are relinquishing or abandoning ANY of our occupancy or ownership rights under the law.

Finally, we submitted a Public Records Request to your office on June 10, 2021. On June 22, 2021, Deputy Clint Pullman responded to this information request stating he hoped to provide an official response by July 30, 2021. No information or other correspondence has been received since. We would greatly appreciate your oversight in immediately providing a copy of our file to us and then fulfilling your obligation by responding to our information request in its entirety. Thank you.

Because a safe place to call home matters,



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