

The Nick and Donna Nickerson Family

(Recorded)

June 11, 2021

Sheriff Leo Dutton
406 Fuller Ave.
Helena, Montana 59601

Dear Sheriff Leo Dutton,

We are writing this letter to inform you HSBC has still not provided us with an accurate redemption amount. We have requested accurate redemption amounts and have made a written demand for rents and profits per MCA § 25-13-822(2), to ensure any lawful credits are included in the redemption figures as well. By law the period for redemption is extended until 5 days after we receive this sworn statement.

MCA § 25-13-822(2). 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.

We are informing you of this to ensure a sheriff's deed is not signed until after the expiration of the entire redemption period. Should HSBC choose not to respond, per Montana Statute, the redemption period could be extended for some time. Due to your verbalized desire to uphold the law and constitution, we are informing you of our actions to prevent any premature and unlawful deed transfers and risk the Office of the Lewis and Clark County Sheriff becoming entangled with any future legal issues. Unfortunately HSBC, Wells Fargo, and their counsels have lied and misrepresented the truth incessantly in this matter. Therefore, should these entities, or anyone working on their behalf, represent to your office that the redemption period has actually and lawfully expired, please extend us the courtesy and decency of contacting us to verify the bank's claims prior to signing or allowing anyone in your office to sign a sheriff's deed for this property.

Though all truth, facts, and laws are clearly on our side, they have been silenced by acute regulatory failure, judicial tyranny, procedural misconduct, and systemic corruption. The banks broke over 45 applicable laws, codes, and rules in stealing our ranch. Laws are in place to save it and protect us, but laws offer no more protection to the innocent than no law at all when they are ignored and not enforced. We would like to reiterate to you the bank reported to the IRS the fair market value of our property on the date of the sale in February 12, 2020, was \$1,481,120.39. This federal notification demonstrates we properly objected at, during, and post the sale to the aggregate total of a \$355,807 credit bid by the bank in violation of the court's order. This corroborates the winning bid was a grotesquely inadequate sales price, at a minimum a million

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dollars of grotesque. This was after the bank had tried to credit bid \$200,000 on January 29, 2020, but the sale was rescheduled so the bank could correct paperwork, escalate their bid, and satisfy the legal requirement for the property to be sold as three parcels.

Although we are expending every effort to save our ranch from this wrongful and fraudulent foreclosure, it is our intention to vacate the property as soon as feasible if our efforts to redeem or save our ranch are successfully blocked. We would appreciate your understanding and patience if it becomes necessary for us to move out as the moving truck rental companies we have visited with have communicated there is a severe shortage of moving trucks in Montana. Our attempts to physically comply with the erroneous judgment and unlawful seizure of our property rights, religious freedom, and due process so as to protect ourselves from further hate crimes, should in no way be construed to mean we are relinquishing or abandoning any of our occupancy or ownership rights under the law.

Because a safe place to call home matters,



The Nick and Donna Nickerson Family

