

# NOTICE OF MORTGAGE FORECLOSURE SALE

16-105016

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:

June 21, 2004

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$94,400.00

MORTGAGOR(S): Robin Scofield and Darren Reineccius

MORTGAGEE: Mortgage Electronic Registration Systems, Inc.

TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc.

MIN#: 100014440000807115

LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON THE MORTGAGE: RBMG, Inc.

SERVICER: Rushmore Loan Management Services, LLC

DATE AND PLACE OF FILING: Filed July 1, 2004, Isanti County Recorder, as Document Number 336617, Thereafter modified by a Loan Modification Agreement recorded on June 22, 2015 as document number A450826; thereafter reformed by a Finding of Fact, Conclusions of Law, Order for Judgment and Judgment dated March 6, 2018 recorded March 15, 2018 as document number A473798

ASSIGNMENTS OF MORTGAGE: Assigned to: EverBank; thereafter assigned to Green Tree Servicing LLC; thereafter assigned to Wilmington Savings Fund Society, FSB D/B/A Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust.

LEGAL DESCRIPTION OF PROPERTY:

Lots 8 and 9, Block One, Chigak-wa Shores, Third Addition, Bradford Township; Excepting that part of Lot 9, Block 1, Chigak-wa Shores, Third Addition according to the recorded plat thereof, Isanti County, Minnesota, described as follows: Beginning at the Northwest corner of said Lot 9, thence Easterly along the North line of said Lot 9, a distance of 30 feet; thence Southerly to the Southwest corner of said Lot 9; thence Northerly along the West line of said Lot 9; thence Northerly along the West line of said Lot 9 to the point of beginning.

Together with an easement for ingress and egress providing access to Long Lake for the benefit of Lots 2, 8, and 9, Block 1, Chi-Gak-Wa Shores- Third Addition, over and across the following described premises, to-wit;

The North 3 feet of the South 11 feet of Lot Six (6), Block Two (2), of Chi-Gak-Wa Shores- Third Addition, as measured at right angles to the South line of said Lot Six (6)

PROPERTY ADDRESS:

27897 Lakewood Dr NW,

Isanti, MN 55040

PROPERTY IDENTIFICATION NUMBER: 02.047.0081

COUNTY IN WHICH PROPERTY IS LOCATED: Isanti

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: \$72,966.70

THAT all pre-foreclosure requirements have been complied with; 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:

February 21, 2019, 10:00am

PLACE OF SALE: Sheriff's Main Office, 2440 South Main Street, Cambridge, MN 55008 to pay the debt 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 6 months from the date of said sale by the mortgagor(s) the personal representatives or assigns.

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 August 21, 2019, or the next business day if August 21, 2019 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 5 UNITS, ARE NOT PROPERTY USED FOR AGRICULTURAL PRODUCTION, AND ARE ABANDONED.

Dated: December 24, 2018  
Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust

Assignee of Mortgagee

SHAPIRO & ZIELKE, LLP

BY

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THIS IS A COMMUNICATION FROM A DEBT COLLECTOR

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