

## **NOTICE OF MORTGAGE**

### **FORECLOSURE SALE**

THE RIGHT TO VERIFICATION OF THE DEBT AND IDENTIFICATION OF THE ORIGINAL CREDITOR WITHIN THE TIME PERIOD PROVIDED BY LAW IS NOT AFFECTED BY THIS ACTION.

NOTICE IS HEREBY GIVEN: That default has occurred in the conditions of the mortgage dated August 31, 2006, executed by Jeff Larsen, single, as mortgagor, to TCF National Bank, a national banking association, as mortgagee, recorded in the office of the County Recorder of Isanti County, Minnesota, on August 31, 2006, as Document No. 369846, which mortgage conveyed and mortgaged the following described property, situated in the County of Isanti and State of Minnesota, which property has a street address of 31698 Cedar Crest Trail, North Branch, Minnesota 55056, and tax identification numbers 070100500 and 070032100:

That part of the Southeast Quarter of the Southeast Quarter (SE 1/4 of SE 1/4) of Section Three (3), Township Thirty-five (35), Range Twenty-two (22), described by metes and bounds as follows, to-wit:

Commencing at the Southeast corner of said Section 3; thence West along the South line of said Section a distance of 338.5 feet; thence North, parallel with the East line of the said Section, a distance of 66.3 feet; thence East parallel with the South line of said Section, a distance of 338.5 feet; thence South along the East line a distance of 66.3 feet, to the point of beginning, containing .515 acres.

AND

That part of the Northeast Quarter of the Northeast Quarter of Section 10, Township 35, Range 22, Isanti County, Minnesota described as follows:

Commencing at the northeast corner of said Northeast Quarter of the Northeast Quarter; thence westerly on the north line of said Northeast Quarter of the Northeast Quarter, on an assumed bearing of South 87 degrees 17 minutes 00 seconds West a distance of 338.5 feet to the point of beginning of the property to be described; thence South 31 degrees 47 minutes 00 seconds West a distance of 41.47 feet; thence South 40 degrees 18 minutes 49 seconds East a distance of 193.20 feet; thence North 40 degrees 19 minutes 32 seconds East a distance of 65.16 feet; thence northeasterly on a tangential curve concave to the northwest a distance of 176.39 feet, more or less, to said north line, said curve having a radius of 920.00 feet and a central angle of 10 degrees 59 minutes 06 seconds; thence South 87 degrees 17 minutes 00 seconds West along said north line a distance of 246.19 feet, more or less, to said point of beginning.

Subject to any other easements, restrictions and reservations of record.

That the original principal amount secured by said mortgage was \$142,845.00; that there has been compliance with any condition precedent to acceleration of the debt secured by said mortgage and foreclosure of said mortgage required by said mortgage, any note secured thereby, or any statute; that no action or proceeding to recover the debt remaining secured by said mortgage is pending, or any part thereof; that there is claimed to be due upon said mortgage and is due thereon at the date of this notice, the sum of \$129,279.29 in principal and interest.

That as a result of the aforesaid default, and by virtue of the power of sale contained in said mortgage, the said mortgage will be foreclosed by the sale of the above described premises with appurtenances, which said sale will be made by the Sheriff of Isanti County, Minnesota, at the Sheriff's office in the Law Enforcement Center 2440 South Main Street, Cambridge, Minnesota, on February 11, 2019, at 10:00 o'clock a.m., at public auction to the highest bidder, to pay the amount then due on said mortgage, together with the costs of foreclosure, including attorneys' fees as allowed by law, in accordance with the provisions of said mortgage. The time allowed by law for redemption by the mortgagor, his personal representatives or assigns, is six (6) months from the date of said sale.

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.

If the mortgage is not reinstated under Minn. Stat. §580.30 or redeemed under Minn. Stat. §580.23, the mortgagor must vacate the mortgaged property by 11:59 p.m. on August 12, 2019, unless the foreclosure is postponed pursuant to Minn. Stat. §580.07, or the redemption period is reduced to five (5) weeks under Minn. Stat. §582.032.

THIS IS AN ATTEMPT TO COLLECT A DEBT BY A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

DATED: December 20, 2018

TCF National Bank

FOLEY & MANSFIELD, P.L.L.P.

By: Wyatt S. Partridge

Atty. No. 0391272

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