

NOTICE OF MORTGAGE FORECLOSURE SALE

NOTICE IS HEREBY GIVEN that default has occurred in the conditions of the following described mortgage:

DATE OF MORTGAGE:

November 12, 2001

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$122,473.76

MORTGAGOR(S): Todd L. Robyn and Kelly Ann Robyn, husband and wife, as joint tenants

MORTGAGEE: MBNA America (Delaware), N.A.

DATE AND PLACE OF RECORDING:

Recorded: November 15, 2001 Isanti County Recorder

Document Number: 291277

ASSIGNMENTS OF MORTGAGE:

And assigned to: Household Industrial Finance Company

Dated: March 07, 2002

Recorded: March 08, 2002 Isanti County Recorder

Document Number: 295940

And assigned to: LSF9 Master Participation Trust

Dated: February 20, 2015

Recorded: February 23, 2015 Isanti County Recorder

Document Number: A448404

And assigned to: U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust

Dated: November 10, 2017

Recorded: November 15, 2017 Isanti County Recorder

Document Number: A471204

And assigned to: Citibank, N.A., as trustee for CMLTI Asset Trust

Dated: September 11, 2018

Recorded: October 09, 2018 Isanti County Recorder

Document Number: A478803

Transaction Agent:

Not Applicable

Transaction Agent Mortgage Identification Number:

Not Applicable

Lender or Broker: MBNA America (Delaware), N.A.

Residential Mortgage Servicer:

Fay Servicing, LLC

Mortgage Originator:

Not Applicable

COUNTY IN WHICH PROPERTY IS LOCATED: Isanti

Property Address:

24769 Aberdeen St NE,

Isanti, MN 55040-4508

Tax Parcel ID Number:

01.020.2700

LEGAL DESCRIPTION OF PROPERTY: That part of the Northwest Quarter of the Southeast Quarter of Section 20, Township 34, Range 23, Isanti County, Minnesota, described as follows:

Commencing at a point on the West line of said Northwest Quarter of Southeast Quarter distant 1,652.7 feet North of the South Quarter corner of said Section 20, (said West line of Northwest Quarter of Southeast Quarter bearing North 0 degrees 00 minutes assumed); thence North 88 degrees 23 minutes East a distance of 78.1 feet to the East right of way line of Minnesota Trunk Highway No. 65 as now established and the point of beginning of the tract to be herein described; thence North 88 degrees 23 minutes East a distance of 219 feet; thence South 0 degrees 05 minutes West a distance of 346 feet, more or less, to the South line of said Northwest Quarter of Southeast Quarter; thence West along said South line of said Northwest Quarter of Southeast Quarter, a distance of 219 feet to said East Highway right-of-way line; thence Northerly along said East highway right of way line a distance of 342 feet, more or less, to the point of beginning and there to terminate; EXCEPTING THEREFROM that part of the Northwest Quarter of the Southeast Quarter of Section 20, Township 34, Range 23, described as follows: Commencing at a point on the West line of said Northwest Quarter of Southeast Quarter a distance of 1,652.7 feet, North of the South Quarter line of said Section 20, (said West line of Northwest Quarter of Southeast Quarter, bearing North 0 degrees 00 minutes assumed); thence North 88 degrees 23 minutes East a distance of 78.1 feet to the East right-of-way line of Minnesota Trunk Highway No. 65 as now established and the point of beginning of the tract to be herein described; thence North 88 degrees 23 minutes East a distance of 219 feet; thence South 0 degrees 05 minutes West a distance of 142 feet; thence West parallel to the South line of said Northwest Quarter of Southeast Quarter, a distance of 219 feet to said East Highway right of way line; thence Northerly along said East Highway right of way line a distance of 142 feet, more or less, to the point of beginning and there to terminate.

Together with an easement for purposes of ingress and egress over a strip of land one rod in width along the East right-of-way line of Minnesota Trunk Highway No. 65, the West line of which is the following-described line: Commencing at a point on the West line of said Northwest Quarter of Southeast Quarter distant 1,652.7 feet North of the South Quarter corner of said Section 20 (said West line of Northwest Quarter of Southeast Quarter, bearing North 0 degrees 00 minutes assumed) thence North 88 degrees 23 minutes East and to the East right-of-way line of Minnesota Trunk Highway No. 65 as now established; thence North along the said East Highway right-of-way line a distance of 124 feet for the point of beginning of the line to be herein described; thence running Southerly along said right-of-way line a distance of 266 feet and there to terminate.

Also

Together with an easement for public road purposes over and upon the following described property: That part of the Northwest Quarter of the Southeast Quarter, Section 20, Township 34, Range 23, described as follows:

Commencing at the Southwest corner thereof; thence East on the South line thereof, 78.1 feet and to the East right-of-way line of Minnesota Trunk Highway No. 65 as now established; thence continuing East on the South line thereof a distance of 219 feet for the point of beginning of the tract to be herein described; thence North parallel to the West line of said Northwest Quarter of Southeast Quarter, Section 20, Township 34, Range 23, 470 feet to the Northeast corner of a tract of land conveyed by Warranty Deed recorded in the office of the Register of Deeds, Isanti County, Minnesota, in Book "82" of Deeds, page 679; thence West on the North line of said tract of land conveyed by Warranty Deed recorded in the office of the Register of Deeds, Isanti County, Minnesota, in Book "82" of Deeds, page 679, to its intersection with the Easterly right of way line of Minnesota Trunk Highway No. 65 thence North on the Easterly right of way line of Minnesota Trunk Highway No. 65 to the Southwest corner of that certain tract of land conveyed by a Warranty Deed recorded in Book "64" of Deeds, page 31; thence East on the South line of said tract of land conveyed by a Warranty Deed recorded in the Office of the Register of Deeds, Isanti County, Minnesota, in Book "64" of Deeds, page 31, a distance of 285 feet; thence South and parallel to the West line of said Northwest Quarter of Southeast Quarter, Section 20, Township 34, Range 23, 532 feet, more or less, to the South line of said Northwest Quarter of Southeast Quarter, Section 20, Township 34, Range 23; thence West on the south line thereof 66 feet, more or less, to the point of beginning and there to terminate.

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$174,654.08

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 04, 2019 at 10:00 AM

PLACE OF SALE: Isanti County Sheriff's Office, 2440 South Main St., Cambridge, Minnesota 55008 to pay the debt secured by said mortgage and taxes, if any, on said premises and the costs and disbursements, including attorney fees allowed by law, subject to redemption within six (6) months from the date of said sale by the mortgagor(s), their personal representatives or assigns.

If the Mortgage is not reinstated under Minn. Stat. §580.30 or the property is not redeemed under Minn. Stat. §580.23, the Mortgagor must vacate the property on or before 11:59 p.m. on August 05, 2019, or the next business day if August 05, 2019 falls on a Saturday, Sunday or legal holiday.

Mortgagor(s) released from financial obligation: NONE

THIS COMMUNICATION IS FROM A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

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.

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: December 18, 2018

ASSIGNEE OF MORTGAGEE: Citibank, N.A., as trustee for CMLTI Asset Trust

Wilford, Geske & Cook P.A.

Attorneys for Assignee of Mortgagee

7616 Currell Blvd; Ste 200

Woodbury, MN 55125-2296

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