NOTICE OF MORTGAGE FORECLOSURE SALE

YOU ARE NOTIFIED THAT:

1. Default has occurred in the conditions of the following Mortgage:

MORTGAGOR(S): Bruce A. Bouta and Anne L. Bouta

MORTGAGEE/LENDER:

U.S. Bank N.A.

ASSIGNEE OF THE MORTGAGE: National Loan Investors, L.P.

MORTGAGE SERVICER: National Loan Investors, L.P.

TRANSACTION AGENT: N/A

ORIGINAL PRINCIPAL AMOUNT SECURED BY THE MORTGAGE:

$163,120.00

DATE OF MORTGAGE:

April 1, 2008

WHEN AND WHERE RECORDED: April 15, 2008 as Doc. No. 9122072 in the office of the Hennepin County Recorder and re-recorded on October 7, 2008 as Doc. No. 9190537 in the office of the Hennepin County Recorder

ADDITIONAL RECORDING INFORMATION: Assignment of Mortgage, Security Agreement and Assignment of Rents recorded February 5, 2018 as Doc. No. 10526927 in the office of the Hennepin County Recorder

PHYSICAL STREET ADDRESS OF THE MORTGAGE PREMISES: 7525 Mitchell Road, Unit 208, Eden Prairie, MN 55344

TAX PARCEL IDENTIFICATION NUMBER: 10.116.22.32.0066

DESCRIPTION OF THE MORTGAGE PREMISES: UNIT 208, CIC NO. 1581, BENT CREEK BUSINESS PARK.

2. No action or proceeding at law is now pending to recover the debt secured by the Mortgage, or any part thereof.

3. The holder of the Mortgage has complied with all conditions precedent to acceleration of the debt secured by the Mortgage and foreclosure of the Mortgage, and all notice and other requirements of applicable statutes.

4. At the date of this Notice, the amount due on the Mortgage, and taxes, if any, paid by the holder of the Mortgage is $115,966.70.

5. Pursuant to the power of sale in the Mortgage, the Mortgage will be foreclosed and the Mortgage Premises will be sold by the Hennepin County Sheriff as follows:

DATE: July 31, 2018

TIME: 9:00 AM

PLACE: Hennepin County Sheriff's Office – Civil Unit

350 South Fifth Street, Room 30

Minneapolis, MN 55415

to pay the debt secured by said Mortgage, taxes, if any, on said Mortgage Premises and the costs and disbursements, including attorneys' fees allowed by law.

6. The time allowed by law for redemption by the Mortgagor(s) or Mortgagor's personal representatives or assigns is six (6) months after the date of sale.

7. THE TIME ALLOWED BY LAW FOR REDEMPTION BY MORTGAGOR, THE MORTGAGOR'S PERSONAL REPRESENTATIVES OR ASSIGNS MAY BE REDUCED TO FIVE WEEKS IF A JUDICIAL ORDER IS ENTERED UNDER MINN. STAT. §582.032, DETERMINING, AMONG OTHER THINGS, THAT THE MORTGAGE PREMISES ARE IMPROVED WITH A RESIDENTIAL DWELLING OF LESS THAN FIVE UNITS, ARE NOT PROPERTY USED IN AGRICULTURAL PRODUCTION, AND ARE ABANDONED.

Dated: June 5, 2018 NATIONAL LOAN INVESTORS, L.P.
MORTGAGEE
By: /s/ Jennifer L. Lappegaard
SPEIGHT & LAPPEGAARD, P.A.
Jennifer L. Lappegaard
Attorneys for Mortgagee
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