

# NOTICE OF MORTGAGE FORECLOSURE SALE

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

DATE OF MORTGAGE:

December 16, 2014

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$137,655.00

MORTGAGOR(S):

Chelsey Krafty, a single woman

MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as nominee for Caliber Home Loans, Inc., its successors and/or assigns

DATE AND PLACE OF RECORDING:

Recorded: December 29, 2014

Isanti County Recorder

Document Number: A447484

ASSIGNMENTS OF MORTGAGE:

And assigned to: U.S. BANK NATIONAL ASSOCIATION

Dated: December 15, 2017

Recorded: December 15, 2017

Isanti County Recorder

Document Number: A472019

Transaction Agent: Mortgage Electronic Registration Systems, Inc.

Transaction Agent Mortgage Identification Number:

100820922337889910

Lender or Broker:

Caliber Home Loans, Inc.

Residential Mortgage Servicer:

U.S. Bank National Association

Mortgage Originator:

Not Applicable

COUNTY IN WHICH PROPERTY IS LOCATED: Isanti

Property Address:

1204 Deer Haven Dr,

Isanti, MN 55040-5297

Tax Parcel ID Number:

16.105.0140

LEGAL DESCRIPTION OF PROPERTY: Lot 2, Block 2, Deer Haven, Isanti County, Minnesota

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$135,802.23

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:

January 07, 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 July 08, 2019, or the next business day if July 08, 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: November 15, 2018

ASSIGNEE OF MORTGAGEE:

U.S. BANK NATIONAL ASSOCIATION

Wilford, Geske & Cook P.A.

Attorneys for Assignee of Mortgagor

7616 Currell Blvd; Ste 200

Woodbury, MN 55125-2296

(651) 209-3300

File Number: 040991F01

Published in the

Isanti County News

November 22, 29,

December 6, 13, 20, 27, 2018

879547