

NOTICE OF MORTGAGE

FORECLOSURE SALE

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:

April 12, 2013

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$60,969.00

MORTGAGOR(S): Amber L. Kram and Dennis Kram, wife and husband

MORTGAGEE: Mortgage Electronic Registration Systems, Inc., a Delaware corporation as nominee for PrimeLending, a PlainsCapital Company, a Texas corporation

DATE AND PLACE OF FILING: Recorded on April 23, 2013 as Document Number A434287 in the Office of the County Recorder of Isanti County, Minnesota.

ASSIGNMENTS OF MORTGAGE: Assigned to: Wells Fargo Bank, N.A. by assignment recorded on August 8, 2014 as Document Number A444653 in the Office of the County Recorder of Isanti County, Minnesota.

LEGAL DESCRIPTION OF PROPERTY: Lot Four (4), Block Two (2), Nordby's 2nd Addition, Isanti County, Minnesota.

STREET ADDRESS OF PROPERTY:

403 CIRCLE DRIVE,
BRAHAM, MN 55006-3078

COUNTY IN WHICH PROPERTY IS LOCATED: Isanti County, Minnesota.

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: \$56,125.16

TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc.

NAME OF MORTGAGE ORIGINATOR: PrimeLending, a PlainsCapital Company, a Texas corporation

RESIDENTIAL SERVICER:

Wells Fargo Bank, N.A.

TAX PARCEL IDENTIFICATION NUMBER: 14.060.0080

TRANSACTION AGENT'S MORTGAGE IDENTIFICATION NUMBER: 100053601313527326

THAT no action or proceeding has been instituted at law to recover the debt then remaining secured by such mortgage, or any part thereof, or, if the action or proceeding has been instituted, that the same has been discontinued, or that an execution upon the judgment rendered therein has been returned unsatisfied, in whole or in part.

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:

March 28, 2019 at 10:00 AM.

PLACE OF SALE:

Isanti County Sheriff's Office,
2440 Main Street South,
Cambridge, Minnesota.

to pay the debt then secured by said mortgage and taxes, if any actually paid by the mortgagee, on the premises and the costs and disbursements allowed by law. The time allowed by law for redemption by said mortgagor(s), their personal representatives or assigns is six (6) months from the date of sale.

TIME AND DATE TO VACATE PROPERTY: Unless said mortgage is reinstated or the property redeemed, or unless the time for redemption is reduced by judicial order, you must vacate the premises by 11:59 p.m. on September 30, 2019.

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.

MORTGAGOR(S) RELEASED FROM FINANCIAL OBLIGATION ON MORTGAGE: None

Dated: January 29, 2019

WELLS FARGO BANK, N.A.

Mortgagee

TROTT LAW, P.C.

By: /s/ N. Kibongni Fondungallah, Esq.
Samuel R. Coleman, Esq.

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THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.

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