

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 conditions of the following described mortgage:

DATE OF MORTGAGE:

September 29, 2006

MORTGAGOR: Jeffrey L. Alexander and Rosemary I. Alexander, husband and wife.

MORTGAGEE: Mortgage Electronic Registration Systems, Inc..

DATE AND PLACE OF RECORDING: Recorded November 27, 2006 Isanti County Recorder, Document No. 372815.

ASSIGNMENTS OF MORTGAGE: Assigned to: THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2006-21. Dated May 24, 2011 Recorded May 31, 2011, as Document No. A417125.

TRANSACTION AGENT: Mortgage Electronic Registration Systems Inc.

TRANSACTION AGENT'S MORTGAGE IDENTIFICATION NUMBER ON MORTGAGE:

100103210000176494

LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON MORTGAGE: Prime Mortgage Corporation

RESIDENTIAL MORTGAGE SERVICER: New Penn Financial LLC dba Shellpoint Mortgage Servicing

MORTGAGED PROPERTY ADDRESS: 29048 Partridge Street Northwest, Isanti, MN 55040

TAX PARCEL I.D. #: 020273101

LEGAL DESCRIPTION OF PROPERTY:

All that part of the W 1/2 of SE 1/4 of NW 1/4 of Section 27, Township 35, Range 24, Isanti County, Minnesota described as follows, to-wit:

Commencing at the NE corner of said W 1/2 of SE 1/4 of NW 1/4; thence South on the East line of said W 1/2 of SE 1/4 of NW 1/4, 330 feet TO THE ACTUAL POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED: Thence continuing South along said East line a distance of 660 feet; thence West at right angles 495 feet; thence Northeasterly in a straight line to a point on a line drawn West from the point of beginning at right angles to the East line of said W 1/2 of SE 1/4 of NW 1/4, said point being distant 165 feet West of said point of beginning as measured along said line; thence East along said line a distance of 165 feet to the point of beginning and there terminating.

Subject to and together with easements, restrictions and reservations of record, if any.

COUNTY IN WHICH PROPERTY IS LOCATED: Isanti

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$266,000.00

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE, INCLUDING TAXES, IF ANY, PAID BY MORTGAGEE:

\$256,387.10

That prior to the commencement of this mortgage foreclosure proceeding Mortgagee/Assignee of Mortgagee complied with all notice requirements as required by statute; 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 26, 2019 at 10:00 AM

PLACE OF SALE: Sheriff's Office, Law Enforcement Center, 2440 Main Street South, Cambridge, Minnesota

to pay the debt then secured by said Mortgage, and taxes, if any, on said premises, and the costs and disbursements, including attorneys' 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 unless reduced to Five (5) weeks under MN Stat. §580.07.

TIME AND DATE TO VACATE PROPERTY: If the real estate is an owner-occupied, single-family dwelling, unless otherwise provided by law, the date on or before which the mortgagor(s) must vacate the property if the mortgage is not reinstated under section 580.30 or the property is not redeemed under section 580.23 is 11:59 p.m. on August 26, 2019 unless that date falls on a weekend or legal holiday, in which case it is the next weekday, and unless the redemption period is reduced to 5 weeks under MN Stat. Secs. 580.07 or 582.032.

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."

Dated: December 21, 2018

The Bank of New York Mellon f/k/a

The Bank of New York, as Trustee

Mortgagee/Assignee of Mortgagee

USSET, WEINGARDEN AND LI-

EBO, P.L.L.P.

Attorneys for Mortgagee/Assignee

of Mortgagee

4500 Park Glen Road #300

Minneapolis, MN 55416

(952) 925-6888

164 - 18-009312 FC

THIS IS A COMMUNICATION

FROM A DEBT COLLECTOR.

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January 10, 17, 24, 31,

February 7, 14, 2019

NOTICE OF

POSTPONEMENT

OF MORTGAGE

FORECLOSURE SALE

Pursuant to the provisions of Minnesota Statutes 580.07, the foregoing foreclosure sale is postponed until April 9, 2019, at 10:00 AM at the Sheriff's Office, Law Enforcement Center, 2440 Main Street South, Cambridge, Minnesota, in said county and state.

Dated: February 27, 2019

The Bank of New York Mellon f/k/a

The Bank of New York, as Trustee

Mortgagee/Assignee of Mortgagee

USSET, WEINGARDEN AND LI-

EBO, P.L.L.P.

Attorneys for Mortgagee/Assignee

of Mortgagee

4500 Park Glen Road #300

Minneapolis, MN 55416

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