

NOTICE OF MORTGAGE FORECLOSURE SALE

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

DATE OF MORTGAGE:

March 29, 2012

**ORIGINAL PRINCIPAL AMOUNT
OF MORTGAGE: \$77,972.00**

MORTGAGOR(S): Michael Lindenfelser, a single man and Tanya Ruff, a single woman

MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as nominee for U.S. Bank N.A., its successors and/or assigns

DATE AND PLACE OF RECORDING:

Recorded: April 25, 2012 Sherburne County Recorder

Document Number: 748222

ASSIGNMENTS OF MORTGAGE:

And assigned to: U.S. BANK NATIONAL ASSOCIATION

Dated: September 21, 2018

Recorded: October 01, 2018 Sherburne County Recorder

Document Number: 862879

Transaction Agent: Mortgage Electronic Registration Systems, Inc.

Transaction Agent Mortgage Identification Number:

100021200005596902

Lender or Broker: U.S. Bank N.A.

Residential Mortgage Servicer: U.S. Bank National Association

Mortgage Originator: Not Applicable

COUNTY IN WHICH PROPERTY IS LOCATED: Sherburne

Property Address:

28210 146th St NW,
Zimmerman, MN 55398-8616

Tax Parcel ID Number:

15-036-1340

LEGAL DESCRIPTION OF PROPERTY: The East 135 feet of the North 80 feet of the South 820 feet of the East 10 acres of the Southwest Quarter of the Northeast Quarter of Section 36, Township 35, Range 27, Sherburne County, Minnesota. Including an easement for road purposes over and across the West 60 feet of the East 195 feet of the said East 10 acres, Sherburne County, Minnesota.

AND

The North 80 feet of the south 740 feet of the East 135 feet of the Southwest Quarter of the Northeast Quarter of Section 36, Township 35, Range 27, Sherburne County, Minnesota, lying North of the South 820 feet, except the North 100 feet thereof, together with an easement for road purposes across the West 60 feet of the East 195 feet of the South 1220 feet thereof.

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$70,057.47

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 29, 2019 at 10:00 AM

PLACE OF SALE: Sheriff's Main Office, Courthouse, 13880 Highway 10, Elk River, Minnesota 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 29, 2019, or the next business day if July 29, 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 15, 2018
ASSIGNEE OF MORTGAGEE: U.S. BANK NATIONAL ASSOCIATION

Witford Geske & Cook PA
Attorneys for Assignee of Mortgagee

7616 Curran Blvd, Ste 200
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