

NOTICE OF MORTGAGE

FORECLOSURE SALE

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

DATE OF MORTGAGE:

August 28, 2015

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$176,739.00

MORTGAGOR(S):

Brent Hockert and Sarah Hockert, Husband and Wife

MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as nominee for Primelending, a plainscapital company, its successors and/or assigns

DATE AND PLACE OF RECORDING:

Recorded: August 28, 2015
Isanti County Recorder

Document Number: A452519

ASSIGNMENTS OF MORTGAGE:

And assigned to: U.S. BANK NATIONAL ASSOCIATION

Dated: December 09, 2016

Recorded: December 09, 2016
Isanti County Recorder

Document Number: A463056

Transaction Agent: Mortgage Electronic Registration Systems, Inc.

Transaction Agent Mortgage Identification Number:

100053601314810101

Lender or Broker: Primelending, a plainscapital company

Residential Mortgage Servicer: U.S. Bank National Association

Mortgage Originator: Not Applicable

COUNTY IN WHICH PROPERTY IS LOCATED: Isanti

Property Address:

28493 Bay Shore Dr NW,

Isanti, MN 55040-5940

Tax Parcel ID Number:

02.049.0010; 02.028.1600

LEGAL DESCRIPTION OF PROPERTY: Lot 1, Englund Shores.

Also that part of Lot 5, Section 28, Township 35, Range 24, described

as follows, to-wit: Commencing at the Northwest corner of Lot 1, Englund Shores; thence Northerly and

along the Easterly side of Englemix Lane for a distance of 25 feet; thence Easterly and parallel to the

North line of said Lot 1 of Englund Shores to the shore of Long Lake; thence in a Southerly direction to

the North line of Lot 1, Englund Shores; thence Westerly along the North line of said Lot 1 to the point

of beginning and there to terminate.

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$174,170.14

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 28, 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 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 13, 2018

ASSIGNEE OF MORTGAGEE: U.S. BANK NATIONAL ASSOCIATION

Wilford, Geske & Cook P.A.

Attorneys for Assignee of Mortgagee

7616 Currell Blvd; Ste 200

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