

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 23, 2009

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$65,000.00

MORTGAGOR(S): Bruce A. Lindfors, who is unmarried

MORTGAGEE: U.S. Bank National Association ND

DATE AND PLACE OF RECORDING:

Recorded: January 19, 2010

Isanti County Recorder

Document Number: 405513

Transaction Agent:

Not Applicable

Transaction Agent Mortgage Identification Number:

Not Applicable

Lender or Broker: U.S. Bank National Association ND

Residential Mortgage Servicer:

U.S. Bank National Association

Mortgage Originator:

Not Applicable

COUNTY IN WHICH PROPERTY IS LOCATED: Isanti

Property Address: 36285 Baugh St NW, Princeton, MN 55371-5236

Tax Parcel ID Number:

13.007.0700; 13.007.0500

LEGAL DESCRIPTION OF PROPERTY: Situated in Isanti County, Minnesota, described as follows: The West Half of the Southwest Quarter of the Northeast Quarter of Section 7, Township 36, Range 25, Isanti County, Minnesota

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$33,364.37

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 04, 2018 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 twelve (12) 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 January 04, 2019, or the next business day if January 04, 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 16, 2017

MORTGAGEE: U.S. Bank National Association successor by merger to U.S. Bank National Association ND

Wilford, Geske & Cook P.A.

Attorneys for Mortgagee

7616 Currell Blvd Ste 200

Woodbury, MN 55125-2296

(651) 209-3300

File Number: 038544F01

Published in the

Union-Times

November 23, 30,

December 7, 14, 21, 28, 2017

755707