

NOTICE OF MORTGAGE FORECLOSURE SALE

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

DATE OF MORTGAGE: April 05, 2010

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$276,861.00

MORTGAGOR(S): Ryan McKeen, A Single Person, Matthew Hunt, A Single Person, and Evan Murdock, A Single Person

MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as nominee for Lake State Federal Credit Union, its successors and/or assigns

DATE AND PLACE OF RECORDING:

Recorded: April 08, 2010 Isanti County Recorder

Document Number: 407569

ASSIGNMENTS OF MORTGAGE:

And assigned to: Lakeview Loan Servicing, LLC

Dated: January 17, 2018

Recorded: January 19, 2018 Isanti County Recorder

Document Number: A472676

Transaction Agent: Mortgage Electronic Registration Systems, Inc.

Transaction Agent Mortgage Identification Number:

100574510900009681

Lender or Broker:

Lake State Federal Credit Union

Residential Mortgage Servicer:

LoanCare Servicing Center, Inc.

Mortgage Originator:

Not Applicable

COUNTY IN WHICH PROPERTY IS LOCATED: Isanti

Property Address:

35197 Wakenen Dr NE,

Cambridge, MN 55008-8044

Tax Parcel ID Number:

03.018.1103

LEGAL DESCRIPTION OF

PROPERTY: All that part of Gov-

ernment Lot 11 and the Northwest

Quarter of the Southwest Quarter

of Section 18, Township 36, Range

23, Isanti County, Minnesota de-

scribed as follows: Commencing

at a point on the North line of Gov-

ernment Lot 10 in said Section 18

distant 1464.94 feet East on a bear-

ing of South 89 degrees 52 minutes

27 seconds East from the West

Quarter corner of said Section 18;

thence South 38 degrees 33 min-

utes 19 seconds West a distance

of 245 feet, more or less, to its in-

tersection with the East line of said

Northwest Quarter of the South-

west Quarter and the actual point

of beginning of the tract to be de-

scribed; thence continuing South

38 degrees 33 minutes 19 seconds

West to a point distant 435.82 feet

from the point of commencement;

thence South 35 degrees 50 min-

utes 44 seconds West a distance

of 723.17 feet; thence South 38 de-

grees 48 minutes 09 seconds East

a distance of 872 feet, more or less,

to its intersection with the East line

of said Government Lot 11; thence

Northerly along the East line of said

Government Lot 11 and said North-

west Quarter of the Southwest

Quarter a distance of 1420 feet,

more or less, to the actual point of

beginning.

Together with an easement for

drive purposes over a strip of land

30 feet in width located in Govern-

ment Lot 10, Section 18, Township

36, Range 23, and lying Southeast-

erly and adjacent to the above-de-

scribed line bearing South 38 de-

grees 33 minutes 19 seconds West.

AND ALSO:

All that part of Government Lot

10 of Section 18, Township 36,

Range 23, Isanti County, Minnesota

lying southerly of a line hereinafter

referred to as Line A and westerly

of a line hereinafter referred to as Line B.

Said Line A described as fol-

lows: Commencing at the north-

west corner of the Northwest Quar-

ter of the Southwest Quarter of said

Section 18; thence on an assumed

bearing of South 89 degrees 52

minutes 27 seconds East along the

north line of said Northwest Quar-

ter of the Southwest Quarter and

Government Lot 10 a distance of

1464.94 feet to the point of begin-

ning of said Line A; thence South

38 degrees 33 minutes 19 seconds

West a distance of 245 feet, more

or less to the intersection with the

west line of said Government Lot

10 and said Line A there to termi-

minate.

Said Line B to be described as

follows: Commencing at the north-

west corner of the Northwest Quar-

ter of the Southwest Quarter of said

Section 18; thence on an assumed

bearing of South 89 degrees 35

minutes 04 seconds East along the

north line of said Northwest Quar-

ter of the Southwest Quarter and

Government Lot 10 a distance of

1461.21 feet to the point of begin-

ning of said Line B; thence South

26 degrees 51 minutes 47 seconds

West a distance of 91.22 feet;

thence southerly on a tangential

curve to the left having a radius of

80.86 feet and having a delta angle

of 68 degrees 26 minutes 51 sec-

onds for a distance of 96.60 feet;

thence South 41 degrees 35 min-

utes 05 seconds East and tangent

to last described curve a distance

of 93.92 feet; thence South 26 de-

grees 11 minutes 07 seconds East

a distance of 90.00 feet; thence

South 46 degrees 22 minutes 21

seconds East a distance of 112.24

feet; thence southerly on a tangen-

tial curve to the right having a radi-

us of 76.51 feet and having a delta

angle of 66 degrees 19 minutes 41

seconds for a distance of 88.58

feet; thence South 19 degrees 57

minutes 20 seconds West and

tangent to last curve a distance of

60.68 feet; thence southeasterly on

a tangential curve to the left having

a radius of 57.42 feet and having a

delta angle of 87 degrees 32 min-

utes 18 seconds for a distance of

87.72 feet; thence South 67 de-

grees 34 minutes 58 seconds East

and tangent to last described curve

a distance of 105.75 feet; thence

South 81 degrees 56 minutes 23

seconds East a distance of 138.64

feet to a point hereinafter referred

to as Point "B"; thence South 68

degrees 21 minutes 00 seconds

West a distance of 610 feet, more

or less, to the west line of said

Government Lot 10 and said Line B

there to terminate.

Subject to an easement for in-

gress and egress over and across

a strip of land 20 feet in width lying

10 feet on each side of the line as

described as from the point of be-

ginning of Line B to Point "B".

AMOUNT DUE AND CLAIMED

TO BE DUE AS OF DATE OF NO-

TICE: \$252,202.90

THAT all pre-foreclosure require-

ments 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:

March 15, 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 six (6) months

from the date of said sale by the

mortgagor(s), their personal repre-

sentatives 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 be-

fore 11:59 p.m. on September 17,

2018, or the next business day if

September 17, 2018 falls on a Sat-

urday, Sunday or legal holiday.

Mortgagor(s) released from fi-

nancial obligation: NONE

THIS COMMUNICATION IS

FROM A DEBT COLLECTOR AT-

TEMPTING TO COLLECT A DEBT.

ANY INFORMATION OBTAINED

WILL BE USED FOR THAT PUR-

POSE.

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 MORTGAG-

OR'S PERSONAL REPRESENT-

ATIVES OR ASSIGNS, MAY BE

REDUCED TO FIVE WEEKS IF A

JUDICIAL ORDER IS ENTERED

UNDER MINNESOTA STATUTES,

SECTION 582.032, DETERMIN-

ING, AMONG OTHER THINGS,

THAT THE MORTGAGED PREM-

ISES ARE IMPROVED WITH A

RESIDENTIAL DWELLING OF

LESS THAN FIVE UNITS, ARE NOT

PROPERTY USED IN AGRICUL-

TURAL PRODUCTION, AND ARE

ABANDONED.

DATED: January 31, 2018

ASSIGNEE OF MORTGAGEE:

Lakeview Loan Servicing, LLC

Wilford, Geske & Cook P.A.

Attorneys for Assignee of Mortgag-

ee

7616 Currell Blvd Ste 200

Woodbury, MN 55125-2296

(651) 209-3300

File Number: 039009F01

NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE SALE

The above referenced sale

scheduled for March 15, 2018 at

10:00 AM has been postponed to

April 16, 2018 at 10:00 AM in the

Isanti County Sheriff's Office, 2440

South Main St., Cambridge, Min-

nesota 55008 in said County and

State.

DATED: March 02, 2018

ASSIGNEE OF MORTGAGEE:

Lakeview Loan Servicing, LLC

Wilford, Geske & Cook P.A.

Attorneys for Assignee Of Mort-

gagee

7616 Currell Blvd Ste 200

Woodbury, MN 55125-2296

(651) 209-3300

File Number: 039009F01

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