

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 Government Lot 11 and the Northwest Quarter of the Southwest Quarter of Section 18, Township 36, Range 23, Isanti County, Minnesota described as follows: Commencing at a point on the North line of Government Lot 10 in said Section 18 distant 1464.94 feet East on a bearing of South 89 degrees 52 minutes 27 seconds East from the West Quarter corner of said Section 18; thence South 38 degrees 33 minutes 19 seconds West a distance of 245 feet, more or less, to its intersection with the East line of said Northwest Quarter of the Southwest Quarter and the actual point of beginning of the tract to be described; 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 minutes 44 seconds West a distance of 723.17 feet; thence South 38 degrees 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 Northwest 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 Government Lot 10, Section 18, Township 36, Range 23, and lying Southeasterly and adjacent to the above-described line bearing South 38 degrees 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 follows: Commencing at the northwest corner of the Northwest Quarter 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 Quarter of the Southwest Quarter and Government Lot 10 a distance of 1464.94 feet to the point of beginning 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 terminate.

AMOUNT DUE AND CLAIMED TO BE PAID AS DATE OF NOTICE: \$252,202.00

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: 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 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 September 17, 2018, or the next business day if September 17, 2018 falls on a Saturday, Sunday or legal holiday.

Mortgagor(s) released from financial obligation: WILFORD, GESKE & COOK P.A.

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 STATEUTES SECTION 582.032 DETERMINING AMONG OTHER THINGS,

THAT THE MORTGAGED PREMISES ARE IMPROVED WITH A RESIDENTIAL DWELLING, OR LESS THAN FIVE UNITS ARE NOT USED IN AGRICULTURAL PRODUCTION, AND ARE ABANDONED. DATED: January 21, 2018

ASSIGNEE OF MORTGAGEE: Lakeview Loan Servicing, LLC

ATTORNEYS FOR ASSIGNEE OF MORTGAGEE: Wilford, Geske & Cook P.A.

File Number: 039009E01

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