

NOTICE OF MORTGAGE**FORECLOSURE SALE**

17-108295

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.

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

DATE OF MORTGAGE:

August 15, 2012

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$402,725.00

MORTGAGOR(S): Cheryl A. Peterson, a single woman and Todd C. Dooley, a single man

MORTGAGEE: Mortgage Electronic Registration Systems, Inc.

TRANSACTION AGENT:

Mortgage Electronic Registration Systems, Inc.

MIN#: 100039033095169219

LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON THE MORTGAGE: Quicken Loans Inc.

SERVICER: New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing

DATE AND PLACE OF FILING: Filed August 24, 2012, Chisago County Recorder, as Document Number A-547889

ASSIGNMENTS OF MORTGAGE: Assigned to: Federal National Mortgage Association; Thereafter assigned to MTGLQ Investors L.P.

LEGAL DESCRIPTION OF PROPERTY:

Parcel 1: The North Half of the Northwest Quarter of the Northeast Quarter (N1/2 of NW1/4 of NE1/4 of Section Nineteen (19), all in Township Thirty-Three (33), Range Nineteen (19), Chisago County, Minnesota except the following described property conveyed by that certain Warranty Deed dated August 21, 1905 and recorded September 12, 1905 in Book 17 of Deeds, Page 113: A strip of land Sixty (60) feet in width running over and across the North Half of the Northeast Quarter (N1/2 of NE1/4) of Section Nineteen (19), Township Thirty-three North (33N), Range Nineteen West (19W), said strip of land being Thirty (30) feet in width on each side of the centerline of the Right-Of-Way of the transmission line of the St. Croix Falls Minnesota Improvement Company as the same is now located and staked out across said Section, which said centerline crosses the said North Half of the Northeast Quarter (N1/4 of NE 1/4) and is described as follows, to-wit: Commencing at a stake on the North line of said Section. 1699 feet West of the Northeast corner thereof, running thence South 43 degrees and 29 minutes West 5,212.2 feet to a stake on the West line of said Section 1010 feet South of the West Quarter Section corner thereof, Chisago County, Minnesota. Except that part platted as Bucky Hills. Parcel 2: The South Seventy (70) feet of the Southeast Quarter of Section Eighteen (18), all in Township Thirty-Three (33), Range Nineteen (19), Chisago County, except the following described property conveyed by that certain Warranty Deed dated July 17, 1905 and recorded July 21, 1905 in Book 17 of deeds. Page 53. A strip of land Fifty (50) feet in width over and across the Southwest Quarter of the Southeast Quarter (SW 1/4 of SE 1/4) of Section Eighteen (18), Township Thirty-Three (33) North, Range Nineteen (19) West, said strip of land being Twenty-Five (25) feet in width on each side of the center line of the Right-Of-Way of the transmission line of the St. Croix Falls Minnesota Improvement Company, as the same is now located and staked out across said Section, which said center line crosses the said Southwest Quarter of Southeast Quarter (SW 1/4 of SE 1/4) and as described as follows, to-wit: Commencing at a stake on the East line of said Section, Nine Hundred Eighty-Four (984) feet South of the East Quarter-Section corner thereof, running thence South Forty- Three Degrees and Twenty-Nine Minutes West, Two Thousand Three Hundred Fifty-Four and two Tenths (2,354.2) feet to the stake on the South line of said Section, One Thousand Six Hundred Ninety-Nine (1,699) feet West of the Southeast corner thereof, Chisago County, Minnesota. Except that part platted as Bucky Hill

PROPERTY ADDRESS: 17063 270th St., Shafer, MN 55074

PROPERTY IDENTIFICATION NUMBER: 04.00204.00

COUNTY IN WHICH PROPERTY IS LOCATED: Chisago

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE:

\$446,846.06

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:

April 19, 2018, 10:00am

PLACE OF SALE: Sheriff's Main Office, 313 North Main Street Room 100, Center City, MN 55012

to pay the debt secured by said mortgage and taxes, if any, on said premises and the costs and disbursements, including attorneys fees allowed by law, subject to redemption within 6 months from the date of said sale by the mortgagor(s) the personal representatives or assigns.

TIME AND DATE TO VACATE PROPERTY: If the real estate is an owner-occupied, single-family dwelling, unless otherwise provided by law, the date on or before which the mortgagor(s) must vacate the property, if the mortgage is not reinstated under section 580.30 or the property is not redeemed under section 580.23, is 11:59 p.m. on October 19, 2018, or the next business day if October 19, 2018 falls on a Saturday, Sunday or legal holiday.

"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 5 UNITS, ARE NOT PROPERTY USED FOR AGRICULTURAL PRODUCTION, AND ARE ABANDONED.

Dated: February 21, 2018

MTGLQ INVESTORS, L.P.

Assignee of Mortgagee

SHAPIRO & ZIELKE, LLP

BY /s/

Lawrence P. Zielke - 152559

Diane F. Mach - 273788

Melissa L. B. Porter - 0337778

Randolph W. Dawdy - 2160X

Gary J. Evers - 0134764

Tracy J. Halliday - 034610X

Attorneys for Mortgagee

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THIS IS A COMMUNICATION FROM A DEBT COLLECTOR

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February 28, March 7, 14, 21, 28,

April 4, 2018

NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE SALE

The above referenced sale scheduled for April 19, 2018, at 10:00 AM, has been postponed to June 20, 2018, at 10:00 AM, and will be held at sheriffs main address Public Safety Center, 15230 Per Road, Center City, MN 55012.

Unless the mortgage is reinstated under Minnesota Statute 580.30 or the property is redeemed under Minnesota Statute 580.23 the property must be vacated by December 20, 2018. If this date falls on a Saturday, Sunday or legal holiday, the date to vacate will be the next business day at 11:59 p.m.

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.

Dated: April 20, 2018.

MTGLQ INVESTORS, L.P.

Assignee of Mortgagee

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Attorney for Assignee of Mortgagee

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