ery, apparatus, equipment, fittings, fixtures and other property of every kind and nature whatsoever owned by the Mortgagor, or in which the Mortgagor has or shall have an interest, now or hereafter located upon the Mortgaged Property, or appurtenances thereto, or usable in connection with the present or future operation and occupancy of the Mortgaged Property and all building equipment, materials and supplies of any nature whatsoever owned by the Mortgagor, or in which the Mortgagor has or shall have an interest, now or hereafter located upon the Mortgaged Property (hereinafter collectively referred to as the Equipment), and the right, title and interest of the Mortgagor in and to any of the Equipment which may be subject to any security agreements (as defined in the Uniform Commercial Code of the State in which the Premises are located), superior in lien to the lien of this Mortgage; (v) all awards or payments, including interest thereon, and the right to receive the same, which may be made with respect to the Mortgaged Property, whether from the exercise of the right to reminent domain (including any transfer made in lieu of the ex-

whether from the exercise of the right of eminent domain (including any transfer made in lieu of the exercise of said right), or for any other injury to or decrease in value of the Mortgaged Property; (vi) all leases and other agreements (other than the Ground Lease) affecting the use or occupancy of the Mortgaged Property now or hereafter entered into (hereinafter referred to as the

or occupancy of the Mortgaged Property now or hereafter entered into (hereinafter referred to as the Leases) and the right to receive and apply the rents, issues and profits of the Mortgaged Property (hereinafter referred to as the Rents) to the payment of the Obligations; (vii) all proceeds of and any unearned premiums on any insurance policies (collectively, hereinafter referred to as the Policies) covering the Mortgaged Property, including without limitation, the right to receive and apply the proceeds of any insurance, judgments, or settlements made in lieu thereof, for damage to the Mortgaged Property; (viii) the right, in the name and on behalf of the Mortgagor, to appear in and defend any action or proceeding

defend any action or proceeding brought with respect to the Mort-gaged Property and to commence

gaged Property and to commence any action or proceeding to protect the interest of Plaintiff in the Mort-gaged Property; and (ix) all pro-ceeds of each of the foregoing (all of the foregoing, together with the Premises, the "Mortgaged Proper-

26, 2024

")").
Property Address:
2940 Ivy Street S,
Cambridge, MN 55008 Cambridge, MIN 500 Parcel Identification #15.248.0260 Dated: November 26, VAYNE SEIBERLICH Cheriff of Isanti County,

Minnesota
/s/ Wayne Seiberlich
By: D. Sherwood McKinnis

By: D. Sherwood McKinn #176898 MCKINNIS & DOOM, P.A 200 3rd Avenue NE, Suite 300

Suite 300 Cambridge, MN 55008 (763) 552-7777

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Sheriff of

certified copies of which has been delivered to me directing the sale of the premises hereinafter described, to satisfy the amount found and adjudged due Plaintiff in the above entitled action from Defendant Patrice LeRoy, as prescribed in the Judgments, the undersigned Sheriff of Isanti County will sell at public auction, to the highest bidder, for cash, on the 16th day of January, 2025 at 10:00 a.m., at the Lobby of the Isanti County Sheriff's Office, 2440 S Main Street, Cambridge, MN 55008, the premises and real estate, lying and being in the County of Isanti, State of Minnesota, described in said Judgment, to wit: Lot 17, Block 2, Goldenwood, Isanti County, Minnesota (hereinafter the "Premises") together with (i) all buildings and improvements now or hereafter located on the Premises (the "Improvements"), (ii) all of the estate, right, title, claim or demand of any nature whatsoever of Patrice LeRoy (the "Mortgagor") either in law or in equity, in possession or expectancy, in and to the Mortgaged Property (as defined below) or any part thereof; (iii) all easements, rights-of-way, gores of land, streets, ways, alleys, passages, sewer rights, waters, water courses, water rights and powers, and all estates, rights, titles, interests, privileges, liberties, tenements, hereditaments, and appurtenances of any nature whatsoever, in any way belonging, relating or pertaining to the Mortgaged Property (including, without limitation, any and all development rights, air rights or similar or comparable rights of any nature whatsoever now or hereafter appurtenant to the Premises or now or hereafter transferred to the Premises) and all land lying in the bed of any street, road or avenue, opened or proposed, in front of or adjoining the Premises to the center line thereof; (iv) all machinery, apparatus, equipment, fittings, fixtures and other property of every kind and nature whatsoever owned