

NOTICE OF MORTGAGE

FORECLOSURE SALE

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

DATE OF MORTGAGE:

May 21, 2012

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$156,122.00

MORTGAGOR(S):

Kirk M. Okstad, a Married Man

MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as nominee for The Business Bank, DBA Prime Mortgage, its successors and/or assigns

DATE AND PLACE OF RECORDING:

Recorded: July 06, 2012

Isanti County Recorder

Document Number: A426642

ASSIGNMENTS OF MORTGAGE:

And assigned to: PennyMac Loan Services, LLC

Dated: May 03, 2018

Recorded: May 17, 2018

Isanti County Recorder

Document Number: A475157

Transaction Agent: Mortgage Electronic Registration Systems, Inc.

Transaction Agent Mortgage Identification Number:

1001032-1000090463-0

Lender or Broker: Business Bank, DBA Prime Mortgage

Residential Mortgage Servicer:

PennyMac Loan Services, LLC

Mortgage Originator:

Not Applicable

COUNTY IN WHICH PROPERTY IS LOCATED: Isanti

Property Address:

624 329th Ave NE,

Cambridge, MN 55008-7656

Tax Parcel ID Number:

030313000

LEGAL DESCRIPTION OF PROPERTY: Commencing at the

northwest corner of the N ½ of NW ¼ of SE ¼ of Section Thirty-one

(31), Township Thirty-six (36), Range Twenty-three (23), thence

east along the east-west quarter section line a distance of 220 feet

for a point beginning of the tract to be described; thence continuing

east along the east-west quarter section line a distance of 220

feet; thence south parallel with the north-south quarter line a distance

of 660 feet; thence west 220 feet; thence north parallel to the north-

south quarter line a distance of 660 feet, to the point of beginning and

there to terminate, Isanti County, Minnesota. Subject to public road

easements.

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$147,877.14

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 15, 2019 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 before 11:59 p.m. on October 15,

2019, or the next business day if October 15, 2019 falls on a Satur-

day, 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: February 22, 2019

ASSIGNEE OF MORTGAGEE:

PennyMac Loan Services, LLC

Wilford, Geske & Cook P.A.

Attorneys for Assignee of Mortgagee

7616 Currell Blvd; Ste 200

Woodbury, MN 55125-2296

(651) 209-3300

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