

NOTICE OF MORTGAGE

FORECLOSURE SALE

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:

July 1, 1988

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$47,000.00

MORTGAGOR(S): Ronald W. Buchanan and Janet G. Buchanan, husband and wife

MORTGAGEE: Superior Mortgage and Financial, Inc.

DATE AND PLACE OF FILING: Recorded on July 13, 1988 as Document Number 211227 in the Office of the County Recorder of Chisago County, Minnesota.

ASSIGNMENTS OF MORTGAGE: Assigned to: Investors Savings Bank, FBS by assignment recorded on September 12, 1988 as Document Number 212414 in the Office of the County Recorder of Chisago County, Minnesota; thereafter assigned to Midland Financial Savings and Loan Association by assignment recorded on April 28, 1989 as Document Number 216744 in the Office of the County Recorder of Chisago County, Minnesota; thereafter assigned to Wells Fargo Bank, N.A. by assignment recorded on July 18, 2005 as Document Number A452849 in the Office of the County Recorder of Chisago County, Minnesota; thereafter assigned to Countrywide Home Loans, Inc. by assignment recorded on April 28, 2011 as Document Number A532716 in the Office of the County Recorder of Chisago County, Minnesota; thereafter assigned to Bank of America, N.A. by assignment recorded on September 26, 2012 as Document Number A549141 in the Office of the County Recorder of Chisago County, Minnesota; thereafter assigned to Wells Fargo Bank, N.A. by assignment recorded on February 7, 2019 as Document Number A616559 in the Office of the County Recorder of Chisago County, Minnesota.

LEGAL DESCRIPTION OF PROPERTY: All that part of the Northeast Quarter of the Northeast Quarter (NE 1/4 of NE 1/4), Section Seven (7), Township Thirty-five (35), Range Twenty (20), described as follows, to-wit:

Commencing at the Northeast corner of said Forty: thence running South on the East line thereof a distance of 330 feet; thence running West, parallel to the North line thereof a distance of 540 feet; thence running North, parallel to said East line, a distance of 114 feet; thence running West, parallel with said North line, 717 feet, more or less, to the West line of said forty; thence North on said West line, to the Northwest corner thereof; thence running East, on the North line thereof, to the Northeast corner thereof, Chisago County, Minnesota.

STREET ADDRESS OF PROPERTY: 40970 LOWDEN AVE, NORTH BRANCH, MN 55056

COUNTY IN WHICH PROPERTY IS LOCATED:

Chisago County, Minnesota.

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: \$24,555.52

TRANSACTION AGENT: None

NAME OF MORTGAGE ORIGINATOR: Superior Mortgage and Financial, Inc.

RESIDENTIAL SERVICER:

Wells Fargo Bank, N.A.

TAX PARCEL IDENTIFICATION NUMBER: 09-.00068.00

TRANSACTION AGENT'S MORTGAGE IDENTIFICATION NUMBER: None

THAT no action or proceeding has been instituted at law to recover the debt then remaining secured by such mortgage, or any part thereof, or, if the action or proceeding has been instituted, that the same has been discontinued, or that an execution upon the judgment rendered therein has been returned unsatisfied, in whole or in part.

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 24, 2019 at 10:00 AM.

PLACE OF SALE: Chisago County Sheriff's Office, 15230 Per Road, Center City, Minnesota.

to pay the debt then secured by said mortgage and taxes, if any actually paid by the mortgagee, on the premises and the costs and disbursements allowed by law. The time allowed by law for redemption by said mortgagor(s), their personal representatives or assigns is twelve (12) months from the date of sale.

TIME AND DATE TO VACATE PROPERTY: Unless said mortgage is reinstated or the property redeemed, or unless the time for redemption is reduced by judicial order, you must vacate the premises by 11:59 p.m. on April 24, 2020.

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.

MORTGAGOR(S) RELEASED FROM FINANCIAL OBLIGATION ON MORTGAGE: None

Dated: February 26, 2019

WELLS FARGO BANK, N.A.

Mortgagee

TROTT LAW, P.C.

By: /s/

N. Kibongni Fondungallah, Esq.

Samuel R. Coleman, Esq.

***Corbin C. Smith, Esq.**

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THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.

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