

NOTICE OF MORTGAGE FORECLOSURE SALE

17-107134

**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 con-
ditions of the following described
mortgage:**

DATE OF MORTGAGE:

August 31, 2006

**ORIGINAL PRINCIPAL AMOUNT
OF MORTGAGE: \$150,400.00**

**MORTGAGOR(S): Michael P.
West and Carla K. West, husband
and wife**

**MORTGAGEE: Mortgage Elec-
tronic Registration Systems, Inc.**

**TRANSACTION AGENT: Mort-
gage Electronic Registration Sys-
tems, Inc.**

MIN#: 100425240009710523

**LENDER OR BROKER AND
MORTGAGE ORIGINATOR STATED
ON THE MORTGAGE: First Frank-
lin, a Division of National City Bank**

SERVICER: Seterus, Inc.

**DATE AND PLACE OF FILING:
Filed September 15, 2005, Isanti
County Recorder, as Document
Number 370386**

**ASSIGNMENTS OF MORT-
GAGE: Assigned to: Federal Na-
tional Mortgage Association**

**LEGAL DESCRIPTION OF
PROPERTY: Lot 3, Block 2, Car-
riage Hills Third Addition**

PROPERTY ADDRESS:

756 Joes Lake Rd SE,

Cambridge, MN 55008

PROPERTY IDENTIFICATION

NUMBER: 15.127.0190

**COUNTY IN WHICH PROPERTY
IS LOCATED: Isanti**

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

\$159,644.27

**THAT all pre-foreclosure require-
ments 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: Jan-
uary 30, 2019, 10:00am**

**PLACE OF SALE: Sheriff's Main
Office, 2440 South Main Street,
Cambridge, MN 55008**

**to pay the debt secured by said
mortgage and taxes, if any, on said
premises and the costs and dis-
bursements, including attorney's
fees allowed by law, subject to re-
demption within 6 months from the
date of said sale by the mortgag-
or(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 provi-
ded by law, the date on or before
which the mortgagor(s) must va-
cate 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 July 30, 2019, or the next busi-
ness day if July 30, 2019 falls on a
Saturday, Sunday or legal holiday.**

**THE TIME ALLOWED BY
LAW FOR REDEMPTION BY THE
MORTGAGOR, THE MORTGAG-
OR'S PERSONAL REPRESEN-
TATIVES 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 RESI-
DENTIAL DWELLING OF LESS
THAN 5 UNITS, ARE NOT PROP-
ERTY USED FOR AGRICULTURAL
PRODUCTION, AND ARE ABAN-
DONED.**

Dated: December 3, 2018

**Federal National Mortgage Associa-
tion ("Fannie Mae")**

Assignee of Mortgagor

SHAPIRO & ZIELKE, LLP

BY /s/

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**THIS IS A COMMUNICATION
FROM A DEBT COLLECTOR**

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