

NOTICE OF MORTGAGE FORECLOSURE SALE

Date: March 16, 2018

1. A default has occurred in the conditions of that certain mortgage executed by Daniel W. Koski and Pamela J. Koski, husband and wife, as mortgagors, in favor of KleinBank, a Minnesota banking corporation, successor-by-merger with Prior Lake State Bank, as mortgagee, dated June 2, 2010, and recorded on June 23, 2010, as Document No. 3795940, in the Office of the County Recorder in and for Washington County, Minnesota ("Mortgage"). The land described in the Mortgage is not registered land.

2. The original principal amount secured by the Mortgage was: \$150,000.00.

3. No action or proceeding at law is now pending to recover the debt secured by the Mortgage or any part thereof.

4. The holder of the Mortgage has complied with all conditions precedent to acceleration of the debt secured by the Mortgage and foreclosure of the Mortgage and all notice and other requirements of applicable statutes.

5. As of the date of this notice, the amount due on the Mortgage is: \$189,724.06.

6. Pursuant to the power of sale in the Mortgage, the Mortgage shall be foreclosed, and the land located at 9163 Janero Avenue South, Cottage Grove, Minnesota 55016, Property Tax ID No. 21-027-21-11-0072, and legally described as follows:

Lot 2, Block 4, Heritage Estates Addition, Washington County, Minnesota ("Property"),

shall be sold by the Sheriff of Washington County, Minnesota, at public auction on May 4, 2018 at 10:00 a.m., at the Washington County Sheriff's Office: 15015 – 62nd Street North, Stillwater, Minnesota 55082.

7. The time allowed by law for redemption by mortgagors or mortgagors' personal representatives or assigns is six (6) months after the date of sale.

8. The mortgagors must vacate the Property on or before 11:59 p.m. on November 5, 2018, if the Mortgage is not reinstated under Minn. Stat. § 580.30 or the property is not redeemed under Minn. Stat. § 580.23.

9. THE TIME ALLOWED BY LAW FOR REDEMPTION BY THE MORTGAGORS, THE MORTGAGORS' PERSONAL REPRESENTATIVES OR ASSIGNS, MAY BE REDUCED TO FIVE WEEKS IF A JUDICIAL ORDER IS ENTERED UNDER MINN. STAT. § 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.

10. The mortgagors released from financial obligation on the Mortgage are: None.

KleinBank

(a Minnesota banking corporation)

By its attorneys:

Joshua D. Christensen, (#332616)

Anastasi Jellum, P.A.

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NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE SALE

Pursuant to the provisions of Minn. Stat. § 580.07, the foregoing foreclosure sale originally scheduled for May 4, 2018, has been further postponed until May 18, 2018, at 10:00 a.m. at the Washington County Sheriff's Office, 15015 62nd Street North, Stillwater, Minnesota 55082. The Mortgagor must vacate the Property on or before 11:59 p.m. on November 20, 2018, if the foreclosure sale is not further postponed, the Mortgage is not reinstated under Minn. Stat. § 580.30, the Property is not redeemed under Minn. Stat. § 580.23, or the redemption period is not reduced under Minn. Stat. § 582.032.

Dated: May 11, 2018

KleinBank

(a Minnesota banking corporation)

Mortgagee

By its attorneys:

Joshua D. Christensen, (#332616)

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