

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.

DATE: February 1, 2018.

YOU ARE NOTIFIED THAT:

1. Default has occurred in the conditions of the Mortgage dated December 13, 2012, executed by Daniel L. Potter and Raina R. Potter, husband and wife, ("Mortgagors") to First Minnesota Bank, Monticello Office, and recorded on December 18, 2012 as Document No. 762729, in the office of the County Recorder of Sherburne County, Minnesota.

2. The Mortgage has been assigned as follows: No assignments.

3. The original principal amount secured by the Mortgage was: \$169,177.00.

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

5. 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.

6. At the date of this notice the amount due on the Mortgage, and taxes, if any, paid by the holder of the Mortgage is: \$160,113.13.

7. Pursuant to the power of sale in the Mortgage, the Mortgage will be foreclosed, and the land described as follows:

Legal: Lot 6, Block 2, Scenic Hills, Sherburne County, Minnesota.

Property Address: 17614 124th Street SE, Becker, MN 55308.

PID No: 05-505-0212.

will be sold by the Sheriff of Sherburne County, Minnesota, at public auction on Thursday, March 29, 2018 at 10:00 a.m. at the Sherburne County Sheriff's Office, 13880 Business Center Drive NW, Elk River, MN 55330.

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

9. Time and Date to Vacate Property: If the real estate is an owner-occupied, single-family dwelling, unless otherwise provided by law, the date on or before which the Mortgagors must vacate the property if the mortgage is not reinstated under Minn. Stat. §580.30, or the property is not redeemed under Minn. Stat. §580.23, is 11:59 p.m. on September 29, 2018, or the next business day if September 29, 2018 falls on a Saturday, Sunday or legal holiday.

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, §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.

Foreclosure Data required by Minn. Stat. Sec. 580.025:

1. Property Address: 17614 124th Street SE, Becker, MN 55308.

2. Transaction Agent, as defined by Minn. Stat. 58.02, subd.30: N/A

3. Name of Mortgage originator, as defined in Minn. Stat. 58.02: First Minnesota Bank, Monticello Office

4. Residential Servicer, Lender or Broker, as defined in Minn. Stat. 58.02: First Minnesota Bank, Monticello Office

5. Tax Parcel Identification Number: 05-505-0212

6. Transaction Agent's Mortgage ID Number: N/A

Attorneys for Mortgagor:

Gries Lenhardt Allen, P.L.L.C.

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Telephone: 763-497-3099

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR

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NOTICE OF
POSTPONEMENT
OF MORTGAGE
FORECLOSURE SALE

Pursuant to the provisions of Minnesota Statutes §580.07, the foregoing foreclosure sale is postponed until April 26, 2018 at 10:00 a.m. at the Sherburne County Sheriff's Office, 13880 Business Center Drive NW, Elk River, MN 55330.

The time allowed by law for redemption by said Mortgagors, their personal representatives or assigns is 6 months from the date of sale. If the Sheriff's sale is not further postponed, or 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 26, 2018, or the next business day if October 26, 2018 falls on a Saturday, Sunday or legal holiday.

Dated: March 27, 2018

MORTGAGOR:

First Minnesota Bank, Monticello

ATTORNEYS FOR MORTGAGOR:

Gries Lenhardt Allen, P.L.L.C.

By: David J. Lenhardt (62169)

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