

NOTICE OF MORTGAGE

FORECLOSURE SALE

17-108230

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:

February 9, 2015

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$132,209.00

MORTGAGOR(S):

Brian Jon Delling, a single person

MORTGAGEE: Mortgage Electronic Registration Systems, Inc.

TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc.

MIN#: 100107311501502851

LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON THE MORTGAGE: Sun West Mortgage Company, Inc.

SERVICER: Sun West Mortgage Company, Inc.

DATE AND PLACE OF FILING: Filed February 18, 2015, Isanti County Recorder, as Document Number A448325

ASSIGNMENTS OF MORTGAGE: Assigned to: Sun West Mortgage Company, Inc.

LEGAL DESCRIPTION OF PROPERTY:

All that part of the Northeast Quarter of the Northeast Quarter (NE1/4 of NE1/4), Section Twenty-Six (26), Township Thirty-Five (35), Range Twenty-Five (25), described as follows, to-wit: Commencing at the Northeast corner of said NE1/4 of NE1/4, thence West and along the North line thereof a distance of 294 feet, for point of beginning of tract to be described; thence South and parallel with the East line of said NE1/4 of NE1/4 a distance of 686 feet; thence West and parallel to the North line of said NE1/4 of NE1/4 a distance of 317 feet; thence North and parallel to the East line of said NE1/4 of NE1/4 a distance of 686 feet, to the North line thereof; thence East along said North line 317 feet and to point of beginning and there to terminate

PROPERTY ADDRESS:

5650 County Rd 5 NW,

Isanti, MN 55040

PROPERTY IDENTIFICATION NUMBER: 09.026.0600

COUNTY IN WHICH PROPERTY IS LOCATED: Isanti

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

\$132,663.88

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:

February 7, 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 disbursements, including attorneys fees allowed by law, subject to redemption within 6 months from the date of said sale by the mortgagor(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 provided by law, the date on or before which the mortgagor(s) must vacate 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 August 7, 2019, or the next business day if August 7, 2019 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 SECTION 582.032 DETERMINING, AMONG OTHER THINGS, THAT THE MORTGAGED PREMISES ARE IMPROVED WITH A RESIDENTIAL DWELLING OF LESS THAN 5 UNITS, ARE NOT PROPERTY USED FOR AGRICULTURAL PRODUCTION, AND ARE ABANDONED.

Dated: December 10, 2018

Sun West Mortgage Company, Inc.

Assignee of Mortgagee

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BY

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THIS IS A COMMUNICATION FROM A DEBT COLLECTOR

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