

NOTICE OF MORTGAGE

FORECLOSURE SALE

NOTICE IS HEREBY GIVEN that default has occurred in the conditions of the following described mortgage:

DATE OF MORTGAGE:

July 24, 2008

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$203,392.00

MORTGAGOR(S): Christian W. Wagner and Sandina S. Wagner, husband and wife

MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as nominee for Bayrock Mortgage Corporation, a Georgia Corporation, its successors and/or assigns

DATE AND PLACE OF RECORDING:

Recorded: August 04, 2008

Isanti County Recorder

Document Number: 391861

ASSIGNMENTS OF MORTGAGE:

And assigned to: Bank of America, N.A., successor by merger to

BAC Home Loans Servicing, LP

FKA Countywide Home Loans Servicing, LP

Dated: March 29, 2012

Recorded: April 09, 2012

Isanti County Recorder

Document Number: A424158

And assigned to:

Selene Finance LP

Dated: November 12, 2014

Recorded: October 26, 2015

Isanti County Recorder

Document Number: A453767

Transaction Agent: Mortgage Electronic Registration Systems, Inc.

Transaction Agent Mortgage Identification Number:

1003780-0000328584-0

Lender or Broker: Bayrock Mortgage Corporation, a Georgia Corporation

Residential Mortgage Servicer:

Selene Finance LP

Mortgage Originator:

Not Applicable

COUNTY IN WHICH PROPERTY IS LOCATED: Isanti

Property Address:

801 18th Ave SE,

Cambridge, MN 55008-3757

Tax Parcel ID Number:

15.148.0510

LEGAL DESCRIPTION OF PROPERTY: Lot 2, Block 2, Bridgewater, Isanti County, Minnesota

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$177,904.40

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:

April 01, 2019 at 10:00 AM

PLACE OF SALE:

Isanti County Sheriff's Office,

2440 South Main St.,

Cambridge, Minnesota 55008

to pay the debt secured by said mortgage and taxes, if any, on said premises and the costs and disbursements, including attorney fees allowed by law, subject to redemption within six (6) months from the date of said sale by the mortgagor(s), their personal representatives or assigns.

If 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 01, 2019, or the next business day if October 01, 2019 falls on a Saturday, Sunday or legal holiday.

Mortgagor(s) released from financial obligation: NONE

THIS COMMUNICATION IS FROM A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

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.

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.

DATED: February 01, 2019

ASSIGNEE OF MORTGAGEE:

Selene Finance LP

Wilford, Geske & Cook P.A.

Attorneys for Assignee of Mortgagee

7616 Currell Blvd; Ste 200

Woodbury, MN 55125-2296

(651) 209-3300

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