

NOTICE OF MORTGAGE FORECLOSURE SALE

DATE: April 19, 2018

YOU ARE NOTIFIED that default has occurred in the conditions of the following described Mortgage:

INFORMATION REGARDING MORTGAGE TO BE FORECLOSED

1. Date of Mortgage:

January 3, 2017

2. Mortgagor: Lehr Properties LLC, a Minnesota limited liability company

3. Mortgagee: Minnesota Lakes Bank, a Minnesota state chartered member bank

4. Recording Information: Recorded on January 12, 2017, as Document Number A639916 in the Office of the County Recorder of Carver County, Minnesota.

5. Assignments of Mortgage, if any: None.

INFORMATION REGARDING MORTGAGED PREMISES

6. Tax parcel identification number of the mortgaged premises: 85.3200060

7. Legal description of the mortgaged premises:

That part of the Northwest Quarter of Section 9, Township 117, Range 25, Carver County, Minnesota, described as follows:

Beginning at a point on the east line of Lewis Street in the Village of Watertown, Minnesota, 54 feet from the northeast corner of Madison Street and said Lewis Street north 32 degrees east and running south 58 degrees east 100 feet, thence north 32 degrees east 40 feet, thence north 58 degrees west 100 feet to the east line of Lewis Street, thence south 32 degrees west 40 feet on the line of said Lewis Street to the place of beginning, making a lot 40 feet front on Lewis Street running back on the Mill Reserve 100 feet in the Village of Watertown.

8. The physical street address, city, and zip code of the mortgaged premises: 220 Lewis Avenue South, Watertown, Minnesota, 55388.

OTHER FORECLOSURE DATA

9. The person holding the Mortgage:

is not a transaction agent, as defined by Minn. Stat. 58.02, subd. 30.

The name(s) of the residential mortgage servicer and the lender or broker, as defined in Minn. Stat. 58.02, is Minnesota

Lakes Bank, a Minnesota state chartered member bank

10. If stated on the Mortgage, the name of the mortgage originator, as defined in Minn. Stat. 58.02, is N/A.

INFORMATION REGARDING FORECLOSURE

11. The requisites of Minn. Stat. 580.02 have been satisfied.

12. The original principal amount secured by the Mortgage was \$192,000.00

13. At the date of this notice the amount due on the Mortgage, including taxes, if any, paid by the holder of the Mortgage, is:

\$199,200.98

14. Pursuant to the power of sale in the Mortgage, the Mortgage will be foreclosed, and the mortgaged premises will be sold by the Sheriff of Carver County, Minnesota, at public auction on June 6, 2018, at 10:00 a.m., at the Carver County Sheriff's Office, 606 East Fourth Street, Chaska, Minnesota, 55318.

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

16. Minn. Stat. 580.04(b) provides, "If the real estate is an owner-occupied, single-family dwelling, the notice must also specify the date on or before which the mortgagor must vacate the property if the mortgage is not reinstated under section 580.23." If this statute applies, the time to vacate the property is 11:59 p.m. on

NOT APPLICABLE.

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 AGRICUL- TURAL PRODUCTION, AND ARE ABANDONED.

Name and address of Attorney for Mortgagee or Mortgage Assignee: Mark W. Vyvyan (#280070)

Kyle W. Libby (#285822)

Fredrikson & Byron, P.A.

200 South Sixth Street, Suite 1000
Minneapolis MN 55402-1425

Name of Mortgagee or Mortgage Assignee: Minnesota Lakes Bank

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