

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.

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

DATE OF MORTGAGE:

October 26, 2016

MORTGAGOR: Timothy Strehlow, a married person.

MORTGAGEE: Mortgage Electronic Registration Systems, Inc.

DATE AND PLACE OF RECORDING: Recorded October 31, 2016 Isanti County Recorder, Document No. A462157.

ASSIGNMENTS OF MORTGAGE: Assigned to: Freedom Mortgage Corporation. Dated April 4, 2018 Recorded April 23, 2018, as Document No. A474553.

TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc.

TRANSACTION AGENT'S MORTGAGE IDENTIFICATION NUMBER ON MORTGAGE:

1000730-0095952792-0

LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON MORTGAGE:

Freedom Mortgage Corporation

RESIDENTIAL MORTGAGE SERVICER: Freedom Mortgage Corporation

MORTGAGED PROPERTY ADDRESS:

25104 Nacre Street Northwest,
Saint Francis, MN 55070

TAX PARCEL I.D. #: 12.165.0030

LEGAL DESCRIPTION OF PROPERTY: Lot 3, Block 1, Golden Touch, Isanti County, Minnesota

COUNTY IN WHICH PROPERTY IS LOCATED: Isanti

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$312,474.00

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE, INCLUDING TAXES, IF ANY, PAID BY MORTGAGEE:

\$329,090.42

That prior to the commencement of this mortgage foreclosure proceeding Mortgagee/Assignee of Mortgagee complied with all notice requirements as required by statute; 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:

January 17, 2019 at 10:00 AM

PLACE OF SALE: Sheriff's Office, Law Enforcement Center, 2440 Main Street South, Cambridge, Minnesota to pay the debt then 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 twelve (12) months from the date of said sale by the mortgagor(s), their personal representatives or assigns unless reduced to Five (5) weeks under MN Stat. §580.07.

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 January 17, 2020, unless that date falls on a weekend or legal holiday, in which case it is the next weekday, and unless the redemption period is reduced to 5 weeks under MN Stat. Secs. 580.07 or 582.032.

MORTGAGOR(S) RELEASED FROM FINANCIAL OBLIGATION ON MORTGAGE: None

Dated: October 29, 2018

Freedom Mortgage Corporation
Mortgagee/Assignee of Mortgagee

USSET, WEINGARDEN AND LI-EBO, P.L.L.P.

Attorneys for Mortgagee/Assignee of Mortgagee

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THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.

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