

NOTICE OF MORTGAGE

FORECLOSURE SALE

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

DATE OF MORTGAGE:

February 28, 2007

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$177,000.00

MORTGAGOR(S): Bryan Becklin and, Michelle Becklin, Husband and Wife

MORTGAGEE: Washington Mutual Bank, FA

DATE AND PLACE OF RECORDING:

Recorded: March 09, 2007 Isanti County Recorder

Document Number: 376419

ASSIGNMENTS OF MORTGAGE:

And assigned to: U.S. Bank National Association, as Trustee, successor in interest to Bank of America, National Association as Trustee as successor by merger to LaSalle Bank, National Association as Trustee for WAMU Mortgage Pass-Through Certificates Series 2007-OA4 Trust

Dated: October 02, 2012

Recorded: October 18, 2012

Isanti County Recorder

Document Number: A429318

Transaction Agent:

Not Applicable

Transaction Agent Mortgage Identification Number:

Not Applicable

Lender or Broker:

Washington Mutual Bank, FA

Residential Mortgage Servicer:

Select Portfolio Servicing, Inc.

Mortgage Originator:

Not Applicable

COUNTY IN WHICH PROPERTY IS LOCATED: Isanti

Property Address:

32690 Verdin St NW,

Cambridge, MN 55008-6990

Tax Parcel ID Number:

10.033.1802

LEGAL DESCRIPTION OF PROPERTY: The Southeast Quarter of Southeast Quarter of Section 33, Township 36, Range 24 Excepting therefrom the South 600 feet of the West 652 feet of the SE 1/4 of SE 1/4 of Section 33, Township 36, Range 24

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$194,340.82

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 25, 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 August 26, 2019, or the next business day if August 26, 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: January 03, 2019

ASSIGNEE OF MORTGAGEE: U.S. Bank National Association, as Trustee, successor in interest to Bank of America, National Association as Trustee as successor by merger to LaSalle Bank, National Association as Trustee for WAMU Mortgage Pass-Through Certificates Series 2007-OA4 Trust

Wilford, Geske & Cook P.A.
Attorneys for Assignee of Mortgagee

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File Number: 039947F02

Published in the

Isanti County News

January 10, 17, 24, 31,

February 7, 14, 2019

894538