

NOTICE OF MORTGAGE

FORECLOSURE SALE

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

DATE OF MORTGAGE:

October 06, 2009

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$122,244.00

MORTGAGOR(S):

Nick Lindsey, a single man

MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as nominee for Central Bank, a Minnesota Banking Corporation, its successors and/or assigns

DATE AND PLACE OF RECORDING:

Recorded: October 13, 2009

Anoka County Recorder

Document Number:

2010758.011

LOAN MODIFICATION:

Dated: June 23, 2014

Recorded: September 12, 2014

Document Number:

2090152.001

LOAN MODIFICATION:

Dated: August 02, 2017

Recorded: August 25, 2017

Document Number:

2179340.001

ASSIGNMENTS OF MORTGAGE:

And assigned to: U.S. BANK NATIONAL ASSOCIATION

Dated: December 05, 2012

Recorded: March 27, 2013

Anoka County Recorder

Document Number:

2054162.001

Transaction Agent: Mortgage Electronic Registration Systems, Inc.

Transaction Agent Mortgage Identification Number:

1003581-2222001991-1

Lender or Broker: Central Bank, a Minnesota Banking Corporation

Residential Mortgage Servicer: U.S. Bank National Association

Mortgage Originator: Not Applicable

COUNTY IN WHICH PROPERTY IS LOCATED: Anoka

Property Address:

17125 Davenport St NE,

Ham Lake, MN 55304-4937

Tax Parcel ID Number:

08-32-23-11-0003

LEGAL DESCRIPTION OF PROPERTY: Lot 1, Block 7, Birch View Acres, Anoka County, Minnesota

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$131,036.35

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:

December 31, 2018 at 10:00 AM

PLACE OF SALE: Main Office of the Sheriff, 13301 Hanson Boulevard NW, Andover, Minnesota

55304 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 July 01, 2019, or the next business day if July 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: November 16, 2018

ASSIGNEE OF MORTGAGEE: U.S. BANK NATIONAL ASSOCIATION

Wilford, Geske & Cook P.A.

Attorneys for Assignee of Mortgagee

7616 Currell Blvd; Ste 200

Woodbury, MN 55125-2296

(651) 209-3300

File Number: 039645F02

NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE SALE

The above referenced sale scheduled for December 31, 2018 at 10:00 AM has been postponed to January 15, 2019 at 10:00 AM in the Main Office of the Sheriff, 13301 Hanson Boulevard NW, Andover, Minnesota 55304 in said County and State.

DATED: December 04, 2018

ASSIGNEE OF MORTGAGEE: U.S. BANK NATIONAL ASSOCIATION

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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