

NOTICE OF MORTGAGE

FORECLOSURE SALE

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

DATE OF MORTGAGE:

January 06, 2004

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$123,750.00

MORTGAGOR(S): Jill Marie Hawkinson, a single woman

MORTGAGEE:

Washington Mutual Bank, FA

DATE AND PLACE OF RECORDING:

Recorded: May 27, 2004

Isanti County Recorder

Document Number: 334930

ASSIGNMENTS OF MORTGAGE:

And assigned to: JPMorgan Chase Bank, National Association

Dated: July 22, 2013

Recorded: August 05, 2013

Isanti County Recorder

Document Number: A437016

And assigned to: Wilmington Trust, National Association, not in its individual capacity, but solely as trustee for MFRA Trust 2015-1

Dated: November 17, 2015

Recorded: January 11, 2016

Isanti County Recorder

Document Number: A455471

Transaction Agent:

Not Applicable

Transaction Agent Mortgage Identification Number: Not Applicable

Lender or Broker: Washington Mutual Bank, FA

Residential Mortgage Servicer:

Fay Servicing, LLC

Mortgage Originator: Not Applicable

COUNTY IN WHICH PROPERTY IS LOCATED: Isanti

Property Address:

36762 Palm St NW,

Stanchfield, MN 55080-8109

Tax Parcel ID Number:

10.002.0800

LEGAL DESCRIPTION OF PROPERTY:

The Northeast quarter of the Southeast quarter (NE 1/4 of SE 1/4) of Section 2, Township 36, Range 24.

AND

Commencing at the Southeast corner of the Southwest quarter of Northeast quarter (SW 1/4 of NE 1/4) of Section 2, Township 36, Range 24, Isanti County, Minnesota;

thence North on the line between said Southwest quarter of Northeast quarter (SW 1/4 of NE 1/4) and the Southeast quarter of the Northeast quarter (SE 1/4 of NE 1/4) in said Section Township and Range, a distance of 1 rod;

thence west at a right angle a distance of 1 rod;

thence south at a right angle a distance of 1 rod to the south line of said Southwest quarter of Northeast quarter (SW 1/4 of NE 1/4);

thence east along the south line of said Southwest quarter of Northeast quarter a (SW 1/4 of NE 1/4) a distance of 1 rod to the point of commencement.

AND

Beginning at the northeast corner of the Southwest quarter of Southeast quarter (SW 1/4 of SE 1/4) of Section 2, Township 36, Range 24, Isanti County, Minnesota;

thence west on the south 1/16th line 1 rod; thence south and parallel with the east line of said Section a distance of 1 rod;

thence east and parallel with the 1/16th line a distance of 1 rod; thence north to the point of beginning.

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$162,621.00

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 15, 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 twelve (12) 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 April 15, 2020, or the next business day if April 15, 2020 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 22, 2019

ASSIGNEE OF MORTGAGEE: Wilmington Trust, National Association, not in its individual capacity, but solely as trustee for MFRA Trust 2015-1

Wilford, Geske & Cook P.A.

Attorneys for Assignee of Mortgagee

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