

NOTICE OF MORTGAGE FORECLOSURE SALE

19-111609

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 the conditions of the following described mortgage:

DATE OF MORTGAGE:

April 10, 2008

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$312,620.00

MORTGAGOR(S): Richard U. Lowe and Rozann J. Lowe, husband and wife

MORTGAGEE: Financial Freedom Senior Funding Corporation, a subsidiary of IndyMac Bank, F.S.B.

LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON THE MORTGAGE: Financial Freedom Senior Funding Corporation, a subsidiary of IndyMac Bank, F.S.B.

SERVICER: Compu-Link Corporation d/b/a Celink

DATE AND PLACE OF FILING: Filed July 7, 2008, Aitkin County Recorder, as Document Number 388832

ASSIGNMENTS OF MORTGAGE: Assigned to: Mortgage Electronic Registration Systems Inc.; thereafter assigned to Cascade Funding RM1 Acquisitions Grantor Trust.

LEGAL DESCRIPTION OF PROPERTY:

That part of Government Lot Seven (7), of Section Three (3), Township Forty-Six (46), Range Twenty-Five (25), described as follows:

Beginning at the Northwesterly corner of Lot 2, Wel-A-Wiben, Aitkin County, Minnesota, according to the recorded plat thereof, on file in the Office of the Aitkin County Recorder; thence North 42 degrees 01 minutes 11 seconds West, on an assigned bearing, along the Northwesterly extension of the Southwesterly line of said Lot 2, a distance of 282.51 feet to the actual point of beginning of the following tract of land to be described; thence South 39 degrees 14 minutes 52 seconds West, along a line here by referred to and here after referred to as Line A, a distance of 405.00 feet, thence North 42 degrees 01 minutes 11 seconds West, a distance of 126.23 feet; thence North 06 degrees 47 minutes 59 seconds West, a distance of 354.29 feet, more or less, to its intersection with the shore line of Lily Lake; thence Northeasterly, along-said shore line of said Lily Lake to its intersection with a line bearing North 42 degrees 01 minutes 11 seconds West, from the actual point of beginning; thence South 42 degrees 01 minutes 11 seconds East, a distance of 331.57 feet, more or less, to the actual point of beginning.

Subject to a 33 foot wide perpetual easement for road purposes over, under and across the above described tract of land lying Southeasterly of a line drawn parallel with and 33 feet Northwesterly of as measured at right angles from the afore described Line A.

Subject to and together with an easement for roadway purposes over, under and across the following described property:

Government Lot 6, Government Lot 7, and that part of Government Lot 8 lying Northerly of the East and West Quarter line of Section 3, Township 46, Range 25 West, Aitkin County, Minnesota.

The Centerline of said roadway easement being described as follows:

Beginning at a point where an existing centerline of an existing road intersects the East line of said Government Lot 8, distant 644 feet more or less, Northerly of the East Quarter corner of said Section 3 thence Westerly, Northwesterly, Westerly and Southwesterly, along said existing centerline of said existing road to its intersection with an existing centerline of an existing road as described in an easement for roadway as recorded in Book 9 of Misc., Page 266 in the Office of the Aitkin County Recorder; thence Southwesterly, Northwesterly and Southwesterly, along said existing centerline of said easement for roadway as recorded in said Book 9 of Misc., Page 266, to its intersection with the West line of said Government Lot 6 and said centerline there terminating. Excepting that portion thereof lying Easterly of Aitkin County State Aid Highway No. 4 as presently laid out and constructed.

PROPERTY ADDRESS: 30384 336th Ln, Aitkin, MN 56431

PROPERTY IDENTIFICATION NUMBER: 09-0-003619

COUNTY IN WHICH PROPERTY IS LOCATED: Aitkin

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE:

\$275,736.28

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:

January 16, 2020, 10:00am

PLACE OF SALE: Sheriff's Main Office, 217 2nd Street, Aitkin, MN 56431

to pay the debt 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 12 months from the date of said sale by the mortgagor(s) the personal representatives or assigns.

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 16, 2021, or the next business day if January 16, 2021 falls on a Saturday, Sunday or legal holiday.

"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 5 UNITS, ARE NOT PROPERTY USED FOR AGRICULTURAL PRODUCTION, AND ARE ABANDONED.

Dated: November 19, 2019
Cascade Funding RM1 Acquisitions Grantor Trust
Assignee of Mortgagee
SHAPIRO & ZIELKE, LLP
BY /s/
Lawrence P. Zielke - 152559
Melissa L. B. Porter - 0337778
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THIS IS A COMMUNICATION FROM A DEBT COLLECTOR

Published in the
Aitkin Independent Age
November 27, December 4, 11,
18, 25, 2019, January 1, 2020
998724