

STATE OF MINNESOTA
COUNTY OF WASHINGTON

DISTRICT COURT
TENTH JUDICIAL DISTRICT

Premier Bank, a Minnesota corporation

Case Type: Other Civil / Mortgage Foreclosure

Plaintiff,

vs.

Court File No. 82-CV-14-2730
The Honorable Mary E. Hannon

Daniel A. Flug, Christine C. Flug, Chris's
MP, Inc., Citizens Independent Bank and
John Does 1 through 10,

Defendants.

**NOTICE OF SHERIFF'S SALE
UNDER JUDGMENT AND DECREE**

DATE: August 7, 2020

YOU ARE NOTIFIED, that pursuant to the Judgment and decree of foreclosure ("**Judgment**") entered in the above-entitled action on August 25, 2014, a certified copy of which has been delivered to the Washington County Sheriff, directing the sale of the Mortgaged Premises, hereinafter described, to satisfy the amount found and adjudged due to Plaintiff under the \$175,000 Note and the \$3,485,000 Note (as each is defined in the Judgment) in the above-titled action from Defendants Daniel A. Flug and Christine C. Flug, husband and wife, as prescribed in said Judgment, together with the costs and expenses of the sale, the undersigned Sheriff of Washington County will sell the Mortgaged Premises described below at public auction to the highest bidder for cash on October 7, 2020, at 10:00 a.m., at the Washington County Sheriff's Office - Civil Division, 15015 62nd Street North, Stillwater, Minnesota 55082.

INFORMATION REGARDING MORTGAGE TO BE FORECLOSED

1. Date of Mortgage: June 4, 2012
2. Mortgagors: Daniel A. Flug and Christine C. Flug, husband and wife
3. Mortgagee: Premier Bank, a Minnesota corporation
4. Recording Information: Recorded June 6, 2012 in the Office of the County Recorder, Washington County, Minnesota as Document No. 3891669
5. Assignments of Mortgage, if any: None

INFORMATION REGARDING MORTGAGED PREMISES

6. Tax parcel identification numbers of the Mortgaged Premises: 33-030-21-34-0003; 33-030-21-24-0001; 33-030-21-31-0003
7. Legal description of the Mortgaged Premises:

Parcel F:

That part of the Southwest Quarter of Section 33, Township 30, Range 21, Washington County, Minnesota, described as follows: Commencing at the Northwest corner of the East half of the Southwest Quarter of said Section 33; thence North 88 degrees 39 minutes 59 seconds East on an assumed bearing along the North line of said Southwest One Quarter a distance of 7.80 feet; thence South 00 degrees 50 minutes 27 seconds East a distance of 334.01 feet to the point of beginning; thence continuing South 00 degrees 50 minutes 27 seconds East to the South line of said Southwest Quarter a distance of 2300.71 feet; thence North 88 degrees 41 minutes 13 seconds East along said South line a distance of 528.72 feet; thence North 00 degrees 50 minutes 59 seconds West a distance of 1518.72 feet; thence North 88 degrees 41 minutes 13 seconds East a distance of 115.52 feet; thence North 00 degrees 50 minutes 59 seconds West a distance of 782.22 feet; thence South 88 degrees 39 minutes 59 seconds West a distance of 643.88 feet to the point of beginning and there terminating.

Together with an easement for road purposes as contained in that certain Easement Agreement filed April 16, 2002 as Document Number 3229366.

Parcel G:

The Southeast Quarter of the Northwest Quarter of Section 33, Township 30 North, Range 21 West of the Fourth Meridian, EXCEPT the portion thereof conveyed to the St. Paul and St. Croix Railroad Company by deed dated May 27, 1884 and recorded in Book 14 of Deeds, Page 368, Washington County, Minnesota.

Together with an easement for road purposes as contained that certain Easement Agreement, filed April 16, 2002 as Document Number 3229366 and in that certain Easement dated September 23, 2002, filed October 25, 2002 as Doc. No. 3274113, and Agreement Regarding Easement filed October 25, 2002 as Doc. No. 3274112.

Parcel H:

That part of the Southwest Quarter of Section 33, Township 30, Range 21, Washington County, Minnesota described as follows: Commencing at the Northwest corner of the East half of the Southwest Quarter of said Section 33; thence North 88 degrees 39 minutes 59 seconds East on an assumed bearing North along the North line of said Southwest Quarter a distance of 7.80 feet to the point of beginning; thence continuing North 88 degrees 39 minutes 59 seconds East along said North line a distance of 1303.11 feet to the East line of said Southwest Quarter; thence South 01 degrees 14 minutes 23 seconds East along said East line a distance of 334.00 feet; thence South 88 degrees 39 minutes 59 seconds West a distance of 1305.43 feet; thence North 00 degrees 50 minutes 27 seconds West a distance of 334.01 feet to the point of beginning and there terminating.

Together with an easement for road purposes as contained that certain Easement Agreement, filed April 16, 2002 as Document Number 3229366 and in that certain

Easement dated September 23, 2002, filed October 25, 2002 as Doc. No. 3274113, and Agreement Regarding Easement filed October 25, 2002 as Doc. No. 3274112. Abstract Property (collectively, the "Real Property").

Together with (a) all of the buildings, structures and other improvements then standing or at any time hereafter constructed or placed upon the Real Property; (b) all heating, plumbing and lighting apparatus, elevators and motors, engines and machinery, electrical equipment, incinerator apparatus, air conditioning apparatus, water and gas apparatus, pipes, water heaters, refrigerating plant and refrigerators, water softeners, carpets, carpeting, storm windows and doors, window screens, screen doors, storm sash, window shades or blinds, awnings, locks, fences, trees, shrubs, and all other fixtures, equipment and personal property of every kind and nature whatsoever now or hereafter owned by Daniel A. Flug and Christine C. Flug and attached or fixed to the Real Property, including all extensions, additions, improvements, betterments, renewals and replacements of any of the foregoing; (c) all hereditaments, easements, rights, privileges and appurtenances now or hereafter belonging, attached or in any way pertaining to the Real Property or to any building, structure or improvement now or hereafter located thereon; (d) the immediate and continuing right to receive and collect all rents, income, issues and profits now due and which may hereafter become due under or by virtue of any lease or agreement (oral or written) for the leasing, subleasing, use or occupancy of all or any part of the Real Property now, heretofore or hereafter made or agreed to by Daniel A. Flug and/or Christine C. Flug; (e) all of the leases and agreements described in (d) above; and, (f) all insurance and other proceeds of, and all condemnation awards with respect to, the foregoing

8. The physical street addresses, city and zip codes of the Mortgaged Premises: 8324 North 60th Street, Stillwater, Minnesota 55082; Unassigned; Unassigned

OTHER FORECLOSURE DATA

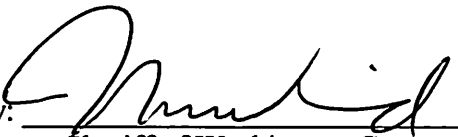
9. The person holding the Mortgage is not a transaction agent, as defined by Minn. Stat. 58.02, subd. 30.

INFORMATION REGARDING FORECLOSURE SALE

10. The original principal amount secured by the Mortgage was \$3,666,000.00.
11. As of the date of this Notice, the amount due on the Mortgage, and taxes, if any, paid by the holder of the Mortgage is \$1,363,181.05.
12. The sale will be held on October 7, 2020, at 10:00 a.m., at the Washington County Sheriff's Office - Civil Division, 15015 62nd Street North, Stillwater, Minnesota 55082.
13. The time allowed by law for redemption by Mortgagors or Mortgagors' personal representatives or assigns is twelve (12) months after the date the court confirms the sale.

**LEONARD, O'BRIEN
SPENCER, GALE & SAYRE, LTD.**

/s/ Peter J. Sajevic, III
By: _____
Peter J. Sajevic, III, #279237
Attorney for Premier Bank
100 South Fifth Street, Suite 2400
Minneapolis, MN 55402
(612) 332-1030

By: 
_____ Sheriff of Washington County
Daniel E. Starry
Deputy Sheriff