

NOTICE OF MORTGAGE FORECLOSURE SALE

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:

January 10, 2005

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$247,677.35

MORTGAGOR(S):

Curtis L. Olson and
Dawn M. Olson,
husband and wife

MORTGAGEE:

Beneficial Loan and Thrift Co.

DATE AND PLACE OF FILING:

Recorded on January 18, 2005 as Document Number 1972214.001; as modified of record by document recorded on April 26, 2022 as Document Number 2363334.001 in the Office of the County Recorder of Anoka County Minnesota.

ASSIGNMENTS OF MORTGAGE: Assigned to: LSF9 Master Participation Trust by assignment recorded on January 7, 2015 as Document Number 2097861.006 in the Office of the County Recorder of Anoka County, Minnesota; thereafter assigned to U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust by assignment recorded on August 4, 2015 as Document Number 2114780.001 in the Office of the County Recorder of Anoka County, Minnesota; thereafter assigned to Citibank, N.A. as Trustee for CMLTI Asset Trust by assignment recorded on January 29, 2018 as Document Number 2191799.001 in the Office of the County Recorder of Anoka County, Minnesota; thereafter assigned to U.S. Bank Trust National Association, not in its individual capacity, but solely as Trustee of Citigroup Mortgage Loan Trust 2019-RP1 by assignment recorded on July 18, 2019 as Document Number 2232509.001 in the Office of the County Recorder of Anoka County, Minnesota.

LEGAL DESCRIPTION OF PROPERTY:

Lot 15, Block 3, Center Hills First Addition, Anoka County, Minnesota.

STREET ADDRESS OF PROPERTY:

7228 UNITY AVE,
CENTERVILLE, MN 55038

COUNTY IN WHICH PROPERTY IS LOCATED:

Anoka County, Minnesota.

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

\$347,378.69

TRANSACTION AGENT: None

NAME OF MORTGAGE ORIGINATOR: Beneficial Loan Thrift Co.

RESIDENTIAL SERVICER:

Fay Servicing, LLC

TAX PARCEL IDENTIFICATION NUMBER: 14-31-22-44-0031

TRANSACTION AGENT'S MORTGAGE IDENTIFICATION NUMBER: None

THAT no action or proceeding has been instituted at law to recover the debt then remaining secured by such mortgage, or any part thereof, or, if the action or proceeding has been instituted, that the same has been discontinued, or that an execution upon the judgment rendered therein has been returned unsatisfied, in whole or in part.

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:

October 22, 2024 at 10:00 AM.

PLACE OF SALE:

Anoka County Sheriff's Office,
13301 Hanson Boulevard NW,
Andover, MN 55304.

to pay the debt then secured by said mortgage and taxes, if any actually paid by the mortgagee, on the premises and the costs and disbursements allowed by law. The time allowed by law for redemption by said mortgagor(s), their personal representatives or assigns is six (6) months from the date of sale.

TIME AND DATE TO VACATE PROPERTY: Unless said mortgage is reinstated or the property redeemed, or unless the time for redemption is reduced by judicial order, you must vacate the premises by 11:59 p.m. on April 22, 2025.

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.

MORTGAGOR(S) RELEASED FROM FINANCIAL OBLIGATION ON MORTGAGE: None

Dated: August 23, 2024

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF CITIGROUP MORTGAGE LOAN TRUST 2019-RP1

Mortgagee

TROTT LAW, P.C.

By: /s/

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(24-0727-FC01)

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.

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