

# 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 conditions of the following described mortgage:

DATE OF MORTGAGE:

September 26, 2008

MORTGAGOR:

Matthew White, a single person.

MORTGAGEE: Bell America

Mortgage LLC dba Bell Mortgage.

DATE AND PLACE OF RE-

CORDING: Recorded December

4, 2008 Carver County Recorder,

Document No. A492508.

ASSIGNMENTS OF MORT-

GAGE: Assigned to: Minnesota

Housing Finance Agency. Dated

September 26, 2008 Recorded

February 16, 2010, as Document

No. A515113.

TRANSACTION AGENT: NONE

TRANSACTION AGENT'S

MORTGAGE IDENTIFICATION

NUMBER ON MORTGAGE: NONE

LENDER OR BROKER AND

MORTGAGE ORIGINATOR STAT-

ED ON MORTGAGE: Bell America

Mortgage LLC dba Bell Mortgage

RESIDENTIAL MORTGAGE

SERVICER: U.S. Bank National

Association

MORTGAGED PROPERTY AD-

DRESS:

433 Oak Street South,

Waconia, MN 55387

TAX PARCEL I.D. #: 754400050

LEGAL DESCRIPTION OF

PROPERTY:

Lot 34, Scharmer's Rearrange-

ment of parts of Lots 9, 10, 11, 12

and 13 of Volkenant's Second Ad-

dition to the City of Waconia, Carv-

er County, Minnesota.

COUNTY IN WHICH PROPERTY

IS LOCATED: Carver

ORIGINAL PRINCIPAL AMOUNT

OF MORTGAGE: \$118,950.00

AMOUNT DUE AND CLAIMED

TO BE DUE AS OF DATE OF NO-

TICE, INCLUDING TAXES, IF ANY,

PAID BY MORTGAGEE:

\$106,146.61

That prior to the commence-

ment of this mortgage foreclosure

proceeding Mortgagee/Assignee of

Mortgagee complied with all notice

requirements as required by stat-

ute; That no action or proceeding

has been instituted at law or other-

wise 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 4, 2019 at 10:00 AM

PLACE OF SALE:

606 East 4th Street,

Chaska, MN 55318

to pay the debt then secured by

said Mortgage, and taxes, if any, on

said premises, and the costs and

disbursements, including attor-

neys' fees allowed by law subject

to redemption within six (6) months

from the date of said sale by the

mortgagor(s), their personal rep-

resentatives or assigns unless re-

duced to Five (5) weeks under MN

Stat. §580.07.

TIME AND DATE TO VACATE

PROPERTY: If the real estate is

an owner-occupied, single-family

dwelling, unless otherwise provid-

ed by law, the date on or before

which the mortgagor(s) must va-

cate the property if the mortgage is

not reinstated under section 580.30

or the property is not redeemed un-

der section 580.23 is 11:59 p.m. on

October 4, 2019 unless that date

falls on a weekend or legal holiday,

in which case it is the next week-

day, and unless the redemption

period is reduced to 5 weeks under

MN Stat. Secs. 580.07 or 582.032.

MORTGAGOR(S) RELEASED

FROM FINANCIAL OBLIGATION

ON MORTGAGE: None

"THE TIME ALLOWED BY

LAW FOR REDEMPTION BY THE

MORTGAGOR, THE MORTGAG-

OR'S PERSONAL REPRESENT-

TATIVES OR ASSIGNS, MAY BE

REDUCED TO FIVE WEEKS IF A

JUDICIAL ORDER IS ENTERED

UNDER MINNESOTA STATUTES,

SECTION 582.032, DETERMIN-

ING, AMONG OTHER THINGS,

THAT THE MORTGAGED PREM-

ISES ARE IMPROVED WITH A

RESIDENTIAL DWELLING OF

LESS THAN FIVE UNITS, ARE NOT

PROPERTY USED IN AGRICUL-

TURAL PRODUCTION, AND ARE

ABANDONED."

Dated: January 21, 2019

Minnesota Housing Finance

Agency

Mortgagee/Assignee of Mortgagee

USSET, WEINGARDEN AND

LIEBO, P.L.L.P.

Attorneys for Mortgagee/Assignee

of Mortgagee

4500 Park Glen Road #300

Minneapolis, MN 55416

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135 - 18-008871 FC

THIS IS A COMMUNICATION

FROM A DEBT COLLECTOR.

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February 7, 14, 21, 28,

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