

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 02, 2007

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$762,000.00

MORTGAGOR(S): Kevin Vonriedel aka Kevin E. Vonriedel and Deborah Vonriedel, Husband and Wife

MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as nominee for Countrywide Bank, N.A., its successors and/or assigns

DATE AND PLACE OF RECORDING:

Recorded: February 12, 2007 Washington County Recorder

Document Number: 3629694

ASSIGNMENTS OF MORTGAGE:

And assigned to: Wells Fargo Bank, N.A., As Trustee For Harborview Mortgage Loan Trust Mortgage Loan Pass-through Certificates, Series 2007-1

Dated: November 06, 2009

Recorded: July 23, 2010 Washington County Recorder

Document Number: 3800017

And assigned to: BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING, LP

Dated: November 18, 2011

Recorded: December 01, 2011 Washington County Recorder

Document Number: 3864669

And assigned to: Wells Fargo Bank, N.A., as trustee, on behalf of the holders of the HarborView Mortgage Loan Trust Mortgage Loan Pass-Through

Certificates, Series 2007-1

Dated: May 24, 2012

Recorded: October 05, 2012 Washington County Recorder

Document Number: 3910066

Transaction Agent: Mortgage Electronic Registration Systems, Inc.

Transaction Agent Mortgage Identification Number:

1001337-0001855290-4

Lender or Broker: Countrywide Bank, N.A.

Residential Mortgage Servicer: Select Portfolio Servicing, Inc.

Mortgage Originator: Not Applicable

COUNTY IN WHICH PROPERTY IS LOCATED: Washington

Property Address: 7800 Kimbro Ave N, Stillwater, MN 55082-7412

Tax Parcel ID Number: 26.030.21.21.0006

26.030.21.21.0005

LEGAL DESCRIPTION OF PROPERTY: The South Half of the Northeast Quarter of the Northwest Quarter of Section 26, Township 30 North, Range 21 West

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE:

\$1,195,047.19

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: March 25, 2019 at 10:00 AM

PLACE OF SALE: Sheriff's Main Office, Law Enforcement Center, 15015 62nd Street North, Stillwater, Minnesota

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 six (6) 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 September 25, 2019, or the next business day if September 25, 2019 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 08, 2019

ASSIGNEE OF MORTGAGEE:

Wells Fargo Bank, N.A., as trustee, on behalf of the holders of the HarborView Mortgage Loan Trust Mortgage Loan Pass-Through Certificates, Series 2007-1

Wilford, Geske & Cook P.A.

Attorneys for Assignee of Mortgagee

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Woodbury, MN 55125-2296

(651) 209-3300

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