

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:

November 16, 2017

MORTGAGOR:

E Vang and Linda Vang,
husband and wife.

MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Carrington Mortgage Services, LLC, its successors and assigns.

DATE AND PLACE OF RECORDING: Recorded December 4, 2017 Washington County Recorder, Document No. 4137373.

ASSIGNMENTS OF MORTGAGE: Assigned to: Wilmington Savings Fund Society, FSB, as trustee of Stanwich Mortgage Loan Trust F. Dated February 7, 2022 Recorded February 23, 2022, as Document No. 4360581. And thereafter assigned to: Carrington Mortgage Services LLC. Dated April 9, 2024 Recorded April 9, 2024, as Document No. 4433790. And thereafter assigned to: BankUnited N.A. Dated October 22, 2024 Recorded October 30, 2024, as Document No. 4452845.

TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc.

TRANSACTION AGENT'S MORTGAGE IDENTIFICATION NUMBER ON MORTGAGE:

1006037-9000434313-8

LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON MORTGAGE: Carrington Mortgage Services, LLC

RESIDENTIAL MORTGAGE SERVICER: Carrington Mortgage Services LLC

MORTGAGED PROPERTY ADDRESS:

7801 Winter Wheat Way,

Woodbury, MN 55129

TAX PARCEL I.D. #:

29.028.21.13.0010

LEGAL DESCRIPTION OF PROPERTY:

Lot 1, Block 2, HARVEST VIEW AND HARVEST COMMONS FIRST ADDITION, according to the plat thereof recorded under Document No. 4091096 in the Official Public Records of Washington County, Minnesota.

COUNTY IN WHICH PROPERTY IS LOCATED: Washington

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$433,218.00

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE, INCLUDING TAXES, IF ANY, PAID BY MORTGAGEE:

\$516,364.32

That prior to the commencement of this mortgage foreclosure proceeding Mortgagee/Assignee of Mortgagee complied with all notice requirements as required by statute; 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 7, 2025 at 10:00 AM

PLACE OF SALE:

Sheriff's Office,
Law Enforcement Center,
15015 62nd Street North,
Stillwater, MN

to pay the debt then 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 six (6) months from the date of said sale by the mortgagor(s), their personal representatives or assigns unless reduced 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 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 July 7, 2025, unless that date falls on a weekend or legal holiday, in which case it is the next weekday, 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 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: November 5, 2024

BankUnited, N.A.

Mortgagee/Assignee of Mortgagee LIEBO, WEINGARDEN, DOBIE & BARBEE, P.L.L.P.

Attorneys for Mortgagee/Assignee of Mortgagee

4500 Park Glen Road #300

Minneapolis, MN 55416

(952) 925-6888

85-24-005740 FC

IN THE EVENT REQUIRED BY

FEDERAL LAW: THIS IS A

COMMUNICATION FROM A

DEBT COLLECTOR.

Published in the

Forest Lake Times

November 14, 21, 28,

December 5, 12, 19, 2024

NOTICE OF

POSTPONEMENT OF

MORTGAGE

FORECLOSURE SALE

Pursuant to the provisions of Minnesota Statutes 580.07, the foregoing foreclosure sale is postponed until March 18, 2025, at 10:00 AM at the Sheriff's Office, Law Enforcement Center, 15015 62nd Street North, Stillwater, MN, in said county and state.

Dated: January 10, 2025

BankUnited, N.A.

Mortgagee/Assignee of Mortgagee LIEBO, WEINGARDEN, DOBIE & BARBEE, P.L.L.P.

Attorneys for Mortgagee/Assignee of Mortgagee

4500 Park Glen Road #300

Minneapolis, MN 55416

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