

NOTICE OF MORTGAGE

FORECLOSURE SALE

Minn. Stat. 580.025, 580.04

Date: April 9, 2018

YOU ARE NOTIFIED that default has occurred in the conditions of the following described Mortgage:

1. Date of Mortgage:

October 14, 2005

2. Mortgagors: Samuel K. Anim and Carla A. Finney-Anim, husband and wife

3. Mortgagee: Mortgage Electronic Registration Systems, Inc., solely as nominee for Countrywide Bank, N.A.

4. Recording Information: Recorded on 11/03/2005, as Document Number 4185484, in the Office of the Registrar of Titles of Hennepin County, Minnesota.

5. Assignments of Mortgage: Assigned to The Bank of New York Mellon fka The Bank of New York, as Successor Trustee to JPMorgan Chase Bank, N.A., as Trustee on Behalf of the Certificateholders of the CWHEQ In., CWHEQ Revolving Home Equity Loan Trust, Series 2005-M by written assignment recorded on 03/25/2016 as Document Number T05335609, in the recording office stated in paragraph 4. Assigned to 2005 Residential Trust 3-1 by written assignment recorded on 07/25/2017 as Document Number T05463820, in the recording office stated in paragraph 4.

6. Tax parcel identification number of the mortgaged premises:

03-119-21-31-0067

7. Legal description of the mortgaged premises: Lot 19, Block 2, (CIC No. 1235), Woodland Trails, according to the recorded plat thereof, and situate in Hennepin County, Minnesota. Described real property is Registered (Torrens).

8. The physical street address, city, and zip code of the mortgaged premises: 4017 Fallgold Parkway North, Brooklyn Park, MN 55443

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

30. The name of the residential mortgage servicer and the lender or broker, as defined in Minn. Stat. 58.02 is: FCI Lender Services, Inc.

10. The name of the mortgage originator, as defined in Minn. Stat. 58.02, is: Mortgage Electronic Registration Systems, Inc., solely as nominee for Countrywide Bank, N.A.

11. The requisites of Minn. Stat. 580.02 have been satisfied.

12. The original principal amount secured by the Mortgage was \$20,000.00

13. At the date of this notice the amount due on the Mortgage, including taxes, if any, paid by the holder of the mortgage, is: \$20,398.07

14. Pursuant to the power of sale in the Mortgage, the Mortgage will be foreclosed, and the mortgaged premises will be sold by the Sheriff of Hennepin County, Minnesota, at public auction on Wednesday, June 20, 2018 at 10:00 a.m. at Hennepin County Sheriff's Office, Civil Unit, 350 S. 5th Street, Room 30, Minneapolis, MN 55415.

15. The time allowed by law for redemption by Mortgagor or Mortgagor's personal representative or assigns is 6 months after the date of the sale.

16. Minn. Stat. 580.04(b) provides, "If the real estate is an owner-occupied, single-family dwelling, the notice must also specify the date on or before which the mortgagor must vacate the property if the mortgage is not reinstated under section 580.30 or the property redeemed under section 580.23." If this statute applies, the time to vacate the property is 11:59 p.m. on December 20, 2018.

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.

Name of Mortgagee or Mortgage Assignee: 2005 Residential Trust 3-1, Christiana Trust, Trustee

Name and address of Attorney for Mortgagee or Mortgage Assignee: Daniel O. Barham, Barham Legal LLC, 2644 Kull Road, Lancaster, Ohio 43130

Published in the

Brooklyn Park Sun Post

April 19, 26,

May 3, 10, 17, 24, 2018

803349