

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: March 4, 1998

MORTGAGOR: Constance M. Cervilla (unmarried).

MORTGAGEE: U.S. Bank National Association successor by merger with Firststar Bank National Association, Successor in interest to Firststar Home Mortgage Corporation.

DATE AND PLACE OF RECORDING: Filed June 1, 1998, Carver County Registrar of Titles, Document No. T102005 on Certificate of Title No. 27961.0.

ASSIGNMENTS OF MORTGAGE: NONE Said Mortgage being upon Registered Land.

TRANSACTION AGENT: NONE

TRANSACTION AGENT'S MORTGAGE IDENTIFICATION

NUMBER ON MORTGAGE: NONE

LENDER OR BROKER AND

MORTGAGE ORIGINATOR STATED ON MORTGAGE: Firststar Home Mortgage Corporation

RESIDENTIAL MORTGAGE

SERVICER: U.S. Bank National Association

MORTGAGED PROPERTY ADDRESS:

650 Carver Beach Road,

Chanhassen, MN 55317

TAX PARCEL I.D. #: 25.0010300

LEGAL DESCRIPTION OF

PROPERTY:

Beginning at a point in the center line of Lakeview Drive, distant

121.029 feet in a southeasterly direction from the intersection of

Lakeview Drive and Fern Road, and running from thence on a bearing

of North 75 degrees 07 minutes 00 seconds East, a distance of 873

feet plus or minus to the high water mark of Long Lake, thence in a

southerly direction along the high-water mark of Long Lake to a point

distant 375 feet at right angles to the first course when said course

is projected; thence on a course of North 89 degrees 31 minutes 29

seconds West, which is also the division line between Sections 1

and 12 of Carver County, distance of 950 feet plus or minus to a point

in the center line of Lakeview Drive distant 243.518 feet on a bearing

of South 22 degrees 21 minutes 40 seconds East from the point

formed by the intersection of the center line of Lakeview Drive and

Fern Road; thence along the center line of Lakeview Drive on a bearing

of North 22 degrees 11 minutes 40 seconds West, a distance of 122

feet plus or minus to the point or place of beginning containing 5.17

acres plus or minus, as shown on a map entitled CARVER-BEACH

according to the plat thereof on file and of record in the office of the

Registrar of Titles for said County of Carver and State of Minnesota.

Subject to an easement granted to the Northern States Power Company July 22, 1941.

EXCEPTING THEREFROM: That part of Government Lot 8 in Section 1, Township 116, Range 23,

described as follows:

Beginning at a point in the center line of Lakeview Drive, distant

121.029 feet southeasterly from the point of intersection of the

center line of said Lakeview Drive with the center line of Fern Road;

thence southeasterly along the center line of said Lakeview Drive

25 feet; thence North 75 degrees 07 minutes East to the highwater

mark of Long Lake (also known as Lotus Lake); thence northerly along

the highwater mark of said lake 25 feet more or less, to its intersection

with a line bearing North 75 degrees 07 minutes East from the point of beginning;

thence South 75 degrees 07 minutes West 866.5 feet, more or less, to point of beginning.

Above mentioned Lakeview Drive and Fern Road being shown on the plat of CARVER-BEACH on

file and of record in the office of the Registrar of Titles in and for Carver County, Minnesota.

Subject to an easement granted to the Northern States Power Company July 22, 1941.

ALSO EXCEPTING THEREFROM: That part of Government Lot 8 in Section 1, Township 116,

Range 23, described as follows:

Beginning at a point in the center line of Lakeview Drive distant

221.029 feet southeasterly from the point of intersection of the center line of said Lakeview Drive with the

center line of Fern Road; thence North 79 degrees 37 minutes East 611 feet, thence North 75 degrees

07 minutes East 248.5 feet, more or less, to the highwater mark of Long Lake (also known as Lotus Lake);

thence Southerly along the highwater mark of said lake to the South line of said Section 1, thence North

89 degrees 31 minutes 29 seconds West along the South line of said Section 1 a distance of 950 feet

more or less, to a point in the center line of said Lakeview Drive distant 243.518 feet on a bearing

of South 22 degrees 21 minutes 40 seconds East from the point formed by the intersection of the center line

of said Lakeview Drive and Fern Road; thence along the center line of said Lakeview Drive on a bearing

North 22 degrees 21 minutes 40 seconds West a distance of 22.489 feet to the point of beginning.

Above mentioned Lakeview Drive and Fern Road being shown on the plat of CARVER BEACH on

file and of record in the office of the Registrar of Titles in and for Carver County, Minnesota.

Subject to an easement granted to the Northern States Power Company July 22, 1941. Carver County, Minnesota.

COUNTY IN WHICH PROPERTY IS LOCATED: Carver

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$520,000.00

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

\$334,529.13

That prior to the commencement of this mortgage foreclosure proceeding Mortgagee/Assignee or

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: April 16, 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 attorneys' fees allowed by law subject

to redemption within twelve (12) 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 April 16, 2020 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: February 13, 2019

U.S. Bank National Association

Mortgagee/Assignee of Mortgagee

USSET, WEINGARDEN AND

LIEBO, P.L.L.P.

Attorneys for Mortgagee/Assignee of Mortgagee

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THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.

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