

NOTICE OF MORTGAGE

FORECLOSURE SALE

NOTICE IS HEREBY GIVEN that default has occurred in the conditions of the following described mortgage:

DATE OF MORTGAGE:

March 15, 2002

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$187,000.00

MORTGAGOR(S): Michael S. Nadeau and Mary B. Nadeau, Husband and Wife

MORTGAGEE: Optimum Mortgage Services Inc.

DATE AND PLACE OF RECORDING:

Recorded: July 03, 2002 Washington County Recorder

Document Number: 3247647

LOAN MODIFICATION:

Dated: July 16, 2013

Recorded: March 03, 2015

Document Number: 4017067

LOAN MODIFICATION:

Dated: September 16, 2016

Recorded: October 20, 2016

Document Number: 4088170

ASSIGNMENTS OF MORTGAGE:

And assigned to: TCF Mortgage Corporation, A Minnesota Corporation

Dated: March 15, 2002

Recorded: July 03, 2002 Washington County Recorder

Document Number: 3247648

And assigned to: Mortgage Electronic Registration Systems, Inc.

Dated: May 01, 2006

Recorded: May 10, 2006 Washington County Recorder

Document Number: 3583801

And assigned to: U.S. Bank National Association

Dated: March 10, 2010

Recorded: March 15, 2010 Washington County Recorder

Document Number: 3783369

Transaction Agent: Mortgage Electronic Registration Systems, Inc.

Transaction Agent Mortgage Identification Number:

100021248001749850

Lender or Broker: Optimum Mortgage Services Inc.

Residential Mortgage Servicer: U.S. Bank National Association

Mortgage Originator:

Not Applicable

COUNTY IN WHICH PROPERTY IS LOCATED: Washington

Property Address: 15680 Foxhill Ave N, Hugo, MN 55038-8790

Tax Parcel ID Number:

17.031.21.24.0051

LEGAL DESCRIPTION OF PROPERTY: Lot 12, Block 8, Creek View Preserve

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$247,870.80

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:

January 11, 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 July 11, 2019, or the next business day if July 11, 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: November 21, 2018

ASSIGNEE OF MORTGAGEE:

U.S. BANK NATIONAL ASSOCIATION

Wilford, Geske & Cook P.A.

Attorneys for Assignee of Mortgagee

7616 Currell Blvd; Ste 200

Woodbury, MN 55125-2296

(651) 209-3300

File Number: 012130F03

NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE SALE

The above referenced sale scheduled for January 11, 2019 at 10:00 AM has been postponed to January 25, 2019 at 10:00 AM in the Sheriff's Main Office, Law Enforcement Center, 15015 62nd Street North, Stillwater, Minnesota in said County and State.

DATED: January 10, 2019

ASSIGNEE OF MORTGAGEE:

U.S. BANK NATIONAL ASSOCIATION

Wilford, Geske & Cook P.A.

Attorneys for Assignee Of Mortgagee

7616 Currell Blvd; Ste 200

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