

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 26, 2006

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$30,675.00

MORTGAGOR(S): William Weidner, and Lovette M Weidner, Husband and Wife

MORTGAGEE: Countrywide Home Loans of Minnesota, Inc.

DATE AND PLACE OF RECORDING:

Recorded: March 03, 2006 Washington County Recorder

Document Number: 3572310

ASSIGNMENTS OF MORTGAGE:

And assigned to: U.S. Bank National Association, as Trustee for the C-BASS Mortgage Loan Asset-Backed Certificates, Series 2006-SL1

Dated: February 12, 2016

Recorded: March 02, 2016 Washington County Recorder

Document Number: 4059096

Transaction Agent:

Not Applicable

Transaction Agent Mortgage Identification Number:

Not Applicable

Lender or Broker: Countrywide Home Loans of Minnesota, Inc.

Residential Mortgage Servicer:

Ocwen Loan Servicing, LLC

Mortgage Originator:

Not Applicable

COUNTY IN WHICH PROPERTY IS LOCATED: Washington

Property Address: 15404 11th S S, Afton, MN 55001-9313

Tax Parcel ID Number:

10.028.20.21.0018

LEGAL DESCRIPTION OF PROPERTY:

All that part of the Northeast 1/4 of the Northwest 1/4 of Section 10, Township 28, Range 20, Washington County, Minnesota that is described as follows:

Commencing at the Northeast corner of said Northeast 1/4; thence South 88 degrees 57 minutes 29 seconds West, on an assumed bearing along the North line of said Northeast 1/4, a distance of 494.00 feet; thence South 01 degrees 02 minutes 31 seconds East a distance of 246.00 feet to the point of beginning of the land, to be described; thence South 13 degrees 27 minutes 31 seconds East a distance of 303.73 feet; thence South 86 degrees 43 minutes 05 seconds West a distance of 121.25 feet; thence North 13 degrees 27 minutes 31 seconds West a distance of 298.85 feet; thence North 84 degrees 26 minutes 00 seconds East a distance of 120.48 feet to the point of beginning.

Subject and together with a non-exclusive easement for ingress and egress over the part of the Northeast 1/4 of the Northwest 1/4 of Section 10, Township 28, Range 20, Washington County, Minnesota that is described as follows:

Commencing at the Northeast corner of said Northeast 1/4; thence South 88 degrees 57 minutes 29 seconds West, on an assumed bearing along the North line of said Northeast 1/4, a distance of 471.21 feet; thence South 01 degrees 02 minutes 31 seconds East, a distance of 349.52 feet to the point of beginning of the land to be described; thence South 13 degrees 27 minutes 31 seconds East a distance of 36.65 feet; thence South 82 degrees 32 minutes 28 seconds West a distance of 120.00 feet; thence South 62 degrees 49 minutes 05 seconds West a distance of 167.99 feet; thence South 65 degrees 18 minutes 28 seconds West a distance of 183.48 feet; thence North 3 degrees 51 minutes 30 seconds East a distance of 41.58 feet; thence North 65 degrees 54 minutes 02 seconds East a distance of 148.65 feet; thence North 62 degrees 49 minutes 05 seconds East a distance of 190.11 feet; thence North 82 degrees 32 minutes 28 seconds East, a distance of 120.00 feet to a point of beginning, for the benefit of and appurtenant is the following described parcel:

All that part of the Northeast 1/4 of the Northwest 1/4 of Section 10, Township 28, Range 20, Washington County, Minnesota that is described as follows:

Commencing at the Northeast corner of said Northeast 1/4; thence South 88 degrees 57 minutes 29 seconds West, on an assumed bearing along the North line of said Northeast 1/4, a distance of 494.00 feet; thence South 01 degrees 02 minutes 31 seconds East a distance of 246.00 feet to the point of beginning of the land to be described; thence South 84 degrees 19 minutes 56 seconds East a distance of 136.94 feet; thence South 84 degrees 40 minutes 00 seconds East a distance of 130.00 feet; thence South 17 degrees 54 minutes 30 seconds West a distance of 140.00 feet; thence South 29 degrees 20 minutes 14 seconds West a distance of 151.54 feet; thence South 86 degrees 43 minutes 05 seconds West a distance of 77.85 feet; thence North 13 degrees 27 minutes 31 seconds West a distance of 303.73 feet to the point of beginning

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$19,248.45

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:

August 03, 2018 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 twelve (12) 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 August 05, 2019, or the next business day if August 05, 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: June 14, 2018

ASSIGNEE OF MORTGAGEE:

U.S. Bank National Association, as Trustee for the C-BASS Mortgage Loan Asset-Backed Certificates, Series 2006-SL1

Wilford, Geske & Cook P.A.

Attorneys for Assignee of Mortgagee

7616 Currell Blvd Ste 200

Woodbury, MN 55125-2296

(651) 209-3300

File Number: 038643F01

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July 5, 12, 19, 26, 2018

NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE SALE

The above referenced sale scheduled for August 03, 2018 at 10:00 AM has been postponed to October 12, 2018 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: July 25, 2018

ASSIGNEE OF MORTGAGEE:

U.S. Bank National Association, as Trustee for the C-BASS Mortgage Loan Asset-Backed Certificates, Series 2006-SL1

Wilford, Geske & Cook P.A.

Attorneys for Assignee Of Mortgagee

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