

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:

May 11, 2007

MORTGAGORS: James Paul Singleton and Cheri Adele Singleton, husband and wife

MORTGAGEE:

TCF National Bank

DATE AND PLACE OF RECORDING:

Recorded: August 13, 2007

Sherburne County Recorder

Document #: 656660

ASSIGNMENTS OF MORTGAGE:

Said mortgage was assigned to U.S. Bank Trust National Association, as Trustee of CVF III Mortgage Loan Trust II on August 30, 2017 and said assignment was recorded on October 11, 2017 and given document number 846427.

LEGAL DESCRIPTION OF PROPERTY:

THE FOLLOWING REAL PROPERTY SITUATED IN COUNTY OF SHERBURNE AND STATE OF MINNESOTA, DESCRIBED AS FOLLOWS:

THE PART OF LOT THREE (3), BLOCK (2), MORRISON'S 2ND ADDITION TO LAKE FREMONT, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT 3; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 3 A DISTANCE OF 112.5 FEET; THENCE NORTHWESTERLY PARALLEL TO THE EASTERLY LINE OF SAID LOT 3 A DISTANCE OF 126 FEET; THENCE WESTERLY PARALLEL TO THE SOUTHERLY LINE OF SAID LOT 3 A DISTANCE OF 112.5 FEET, MORE OR LESS, TO THE WESTERLY LINE THEREOF; THENCE SOUTHERLY ALONG THE WESTERLY LINE THEREOF 126 FEET TO THE POINT OF BEGINNING. (SAID PLAT BEING LOCATED ON A PART OF THE NORTH HALF OF THE NORTHWEST QUARTER (N1/2 OF NW 1/4) OF SECTION SIXTEEN (16), TOWNSHIP THIRTY-FOUR (34), RANGE TWENTY-SIX (26).)

PARCEL ID #: 95-403-0250

PROPERTY ADDRESS:

12595 3rd Avenue S,

Zimmerman, Minnesota 55398

TRANSACTION AGENT: N/A

TRANSACTION AGENT ID NO.:

N/A

CURRENT MORTGAGE SERVICER: New Penn Financial LLC dba Shellpoint Mortgage Servicing

COUNTY IN WHICH PROPERTY IS LOCATED: Sherburne

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$15,353.00

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

PAID BY MORTGAGEE: \$14,520.49

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 Mortgagors have been released from financial obligation on said Mortgage; that no action or proceeding has been instituted by law to recover that debt secured by said Mortgage, or any part thereof; that all conditions precedent to foreclose of the Mortgage and acceleration of the debt secures thereby have been fulfilled;

PURSUANT to the power of sale therein contained, said Mortgage will be foreclosed and the above described property will be sold by the Sheriff of said county as follows:

DATE AND TIME OF SALE:

September 20, 2018 at 10:00 am

PLACE OF SALE: Sherburne County Sheriff's Office, 13880 Business Center Drive, Suite 100, Elk River, MN 55330-4601

to pay the debt the debt then secured by the 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 sale by the mortgagors, their personal representatives or assigns.

DATE TO VACATE PROPERTY: The date on or before which the mortgagor must vacate the property if the mortgage is not reinstated under Minnesota Statutes section 580.30 of the property.

580.23 is March 20, 2019 at 11:59 p.m. If the foregoing date is Saturday, Sunday, or a legal holiday, then the date to vacate is the next business day at 11:59 p.m.

MORTGAGORS 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.

THIS COMMUNICATION IS FROM A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Dated: July 26, 2018

New Penn Financial LLC dba Shellpoint Mortgage Servicing for U.S. Bank Trust National Association, as Trustee of CVF III Mortgage Loan Trust II

Mortgagee

Kenneth J. Johnson

Minnesota State Bar No. 0246074

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