

NOTICE OF MORTGAGE

FORECLOSURE SALE

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

DATE OF MORTGAGE:

February 29, 2008

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$110,000.00

MORTGAGOR(S): Christopher B Wamsley and Jennifer M Wamsley, Husband and Wife

MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as nominee for U.S. Bank N.A., its successors and/or assigns

DATE AND PLACE OF RECORDING: Recorded: May 12, 2008 Sherburne County Recorder

Document Number: 672730

ASSIGNMENTS OF MORTGAGE: And assigned to: U.S. BANK NATIONAL ASSOCIATION

Dated: August 23, 2018 Recorded:

August 30, 2018 Sherburne County Recorder Document Number:

861476

Transaction Agent: Mortgage Electronic Registration Systems, Inc.

Transaction Agent Mortgage

Identification Number:

100021278909228590

Lender or Broker: U.S. Bank

N.A.

Residential Mortgage Servicer:

U.S. Bank National Association

Mortgage Originator:

Not Applicable

COUNTY IN WHICH PROPERTY

IS LOCATED: Sherburne

Property Address:

18585 Tyler Dr NW,

Elk River, MN 55330-4721

Tax Parcel ID Number:

75-701-0117

LEGAL DESCRIPTION OF

PROPERTY: Lot 17, Block 1,

Marshes of Trott Brook Farms,

Common Interest Community No.

40, Sherburne County, Minnesota

AMOUNT DUE AND CLAIMED

TO BE DUE AS OF DATE OF NO-

TICE: \$95,765.52

THAT all pre-foreclosure require-

ments 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:

April 23, 2019 at 10:00 AM

PLACE OF SALE: Sheriff's Main

Office, Courthouse, 13880 High-

way 10, Elk River, 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 repre-

sentatives 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 Mortgag-

or must vacate the property on or

before 11:59 p.m. on October 23,

2019, or the next business day if

October 23, 2019 falls on a Satur-

day, Sunday or legal holiday.

Mortgagor(s) released from fi-

nancial obligation: NONE

THIS COMMUNICATION IS

FROM A DEBT COLLECTOR AT-

TEMPTING TO COLLECT A DEBT.

ANY INFORMATION OBTAINED

WILL BE USED FOR THAT PUR-

POSE.

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 MORTGAG-

OR'S PERSONAL REPRESENT-

TATIVES OR ASSIGNS, MAY BE

REDUCED TO FIVE WEEKS IF A

JUDICIAL ORDER IS ENTERED

UNDER MINNESOTA STATUTES,

SECTION 582.032, DETERMIN-

ING, AMONG OTHER THINGS,

THAT THE MORTGAGED PREM-

ISES ARE IMPROVED WITH A

RESIDENTIAL DWELLING OF

LESS THAN FIVE UNITS, ARE NOT

PROPERTY USED IN AGRICUL-

TURAL PRODUCTION, AND ARE

ABANDONED.

DATED: March 05, 2019

ASSIGNEE OF MORTGAGEE: U.S.

BANK NATIONAL ASSOCIATION

Wilford, Geske & Cook P.A.

Attorneys for Assignee of Mortgag-

ee

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