

# **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 NOTICE:** \$95,765.52

**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:** April 23, 2019 at 10:00 AM

**PLACE OF SALE:** Sheriff's Main Office, Courthouse, 13880 Highway 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 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 October 23, 2019, or the next business day if October 23, 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:** 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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