NOTICE OF MORTGAGE FORECLOSURE SALE

14-095622

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 the conditions of the following described mortgage:

DATE OF MORTGAGE: May 6, 2005

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: $364,500.00

MORTGAGOR(S): Terry A. Johnson and Cynthia K. Johnson, Husband and Wife

MORTGAGEE: Washington Mutual Bank, FA

LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON THE MORTGAGE: Washington Mutual Bank, FA

SERVICER: Carrington Mortgage Services, LLC

DATE AND PLACE OF FILING: Filed December 14, 2005, Chisago County Recorder, as Document Number A-461572

ASSIGNMENTS OF MORTGAGE: Assigned to: JPMorgan Chase Bank, National Association; thereafter assigned to Wilmington Savings Fund Society, FSB, as Trustee of Upland Mortgage Loan Trust A.

LEGAL DESCRIPTION OF PROPERTY: Lot 1, Block 1, ARCHDALE PLAT 2

PROPERTY ADDRESS:
26117 Novak Ave,
Lindstrom, MN 55045

PROPERTY IDENTIFICATION NUMBER: 02.00974.18

COUNTY IN WHICH PROPERTY IS LOCATED: Chisago

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: $487,502.21

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 10, 2019, 10:00am

PLACE OF SALE:
Sheriff's Main Office,
Public Safety Center,
15230 Per Road,
Center City, MN 55012

to pay the debt secured by said mortgage and taxes, if any, on said premises and the costs and disbursements, including attorneys fees allowed by law, subject to redemption within 6 months from the date of said sale by the mortgagor(s) the personal representatives or assigns.

TIME AND DATE TO VACATE PROPERTY: If the real estate is an owner-occupied, single-family dwelling, unless otherwise provided by law, the date on or before which the mortgagor(s) must vacate the property, if the mortgage is not reinstated under section 580.30 or the property is not redeemed under section 580.23, is 11:59 p.m. on October 10, 2019, or the next business day if October 10, 2019 falls on a Saturday, Sunday or legal holiday.

"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 5 UNITS, ARE NOT PROPERTY USED FOR AGRICULTURAL PRODUCTION, AND ARE ABANDONED.

Dated: February 15, 2019
Wilmington Savings Fund Society, FSB, as Trustee of Upland Mortgage Loan Trust A
Assignee of Mortgagee
SHAPIRO & ZIELKE, LLP
BY
Lawrence P. Zielke - 152559
Melissa L. B. Porter - 0337778
Randolph W. Dawdy - 2160X
Gary J. Evers - 0134764
Tracy J. Halliday - 034610X
Attorneys for Mortgagee
Shapiro & Zielke, LLP
12550 West Frontage Road,
Suite 200
Burnsville, MN 55337
(952) 831-4060

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR

Published in the
ECM Post Review
February 20, 27,
March 6, 13, 20, 27, 2019
908204