

NOTICE OF MORTGAGE

FORECLOSURE SALE

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

DATE OF MORTGAGE:

March 27, 2006

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$107,000.00

MORTGAGOR(S):

Dawn M Robins, Single

MORTGAGEE: Town and Country Credit Corp.

DATE AND PLACE OF RECORDING:

Recorded: April 05, 2006

Sherburne County Recorder

Document Number: 617348

ASSIGNMENTS OF MORTGAGE:

And assigned to: U.S. Bank National Association, as Trustee for, Citigroup Mortgage Loan Trust Inc., Asset-Backed Pass-Through Certificates, Series 2006-HE2 under the Pooling and Servicing Agreement dated as of August 1, 2006

Dated: February 11, 2009

Recorded: April 03, 2009

Sherburne County Recorder

Document Number: 690340

And assigned to: U.S. Bank National Association, as Trustee in trust for the benefit of the Certificateholders for Citigroup Mortgage Loan Trust Inc. 2006-HE2, Asset-Backed Pass-Through Certificates, Series 2006-HE2

Dated: June 04, 2009

Recorded: June 23, 2009

Sherburne County Recorder

Document Number: 695383

And assigned to: US Bank National Association, as Trustee in trust for the benefit of the Certificateholders for Citigroup Mortgage Loan Trust Inc. 2006-HE2, Asset Backed Pass Through Certificates, Series 2006-HE2

Dated: April 04, 2011

Recorded: May 20, 2011

Sherburne County Recorder

Document Number: 731920

Transaction Agent:

Not Applicable

Transaction Agent Mortgage Identification Number:

Not Applicable

Lender or Broker: Town and Country Credit Corp.

Residential Mortgage Servicer:

Ocwen Loan Servicing, LLC

Mortgage Originator:

Not Applicable

COUNTY IN WHICH PROPERTY IS LOCATED: Sherburne

Property Address:

13532 Sunset Dr,

Becker, MN 55308-9232

Tax Parcel ID Number:

60-417-0250

LEGAL DESCRIPTION OF PROPERTY: Lot 10, Block 2, Edgewood Development, Sherburne County, Minnesota

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$106,672.38

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:

January 15, 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 July 15, 2019, or the next business day if July 15, 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: November 21, 2018

ASSIGNEE OF MORTGAGEE:

U.S. Bank, National Association, as Trustee for Citigroup Mortgage Loan Trust Inc., Asset-Backed Pass-Through Certificates, Series 2006-HE2

Wilford, Geske & Cook P.A.

Attorneys for Assignee of Mortgagee

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