

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: April 6, 2005

MORTGAGOR: Stephen D. Foster Jr. and Karen L. Foster, husband and wife

MORTGAGEE: TCF National Bank

DATE AND PLACE OF RECORDING:

Recorded: May 17, 2005

Washington County Recorder

Document #: 3514471

ASSIGNMENTS OF MORTGAGE:

Said mortgage was assigned to U.S. Bank Trust National Association as Trustee of CVF III Mortgage Loan Trust II on March 16, 2017 and said assignment was recorded on April 21, 2017 and given document number 4109131.

LEGAL DESCRIPTION OF PROPERTY:

LOT 20, BLOCK 1, HEATHER RIDGE 3RD ADDITION, WASHINGTON COUNTY, MINNESOTA.

PARCEL ID #: 08.029.21.21.0064

PROPERTY ADDRESS: 4803 Helena Rd N, Oakdale, Minnesota 55128

TRANSACTION AGENT: N/A

TRANSACTION AGENT ID NO.: N/A

CURRENT MORTGAGE SERVICER:

NewRez LLC d/b/a Shellpoint Mortgage Servicing

COUNTY IN WHICH PROPERTY IS LOCATED: Washington

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$28,525.00

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE, INCLUDING TAXES, IF ANY PAID BY MORTGAGEE: \$31,013.27

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: May 2, 2019 at 10:00 am

PLACE OF SALE: Washington County Sheriff's Office, Law Enforcement Center, Main Lobby, 15015 62ND Street North, Stillwater, MN 55082

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 mortgagor, 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 redeemed under Minnesota Statutes sections 580.23 is November 2, 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.

MORTGAGOR 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: March 12, 2019

U.S. Bank Trust National Association, as Trustee of CVF III Mortgage Loan Trust II

Mortgagee

Kenneth J. Johnson

Minnesota State Bar No. 0246074

Johnson, Blumberg & Associates, LLC

Attorney for Mortgagee

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