

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:

August 1, 2007

MORTGAGOR:

Lee G. Turso, a single person.

MORTGAGEE: American Residential Mortgage, LP.

DATE AND PLACE OF RECORDING: Recorded August 20, 2007 Isanti County Recorder, Document No. 381934.

ASSIGNMENTS OF MORTGAGE: Assigned to: JPMorgan Chase Bank, N.A.. Dated August 1, 2007 Recorded August 20, 2007, as Document No. 381935. And thereafter assigned to: New Penn Financial, LLC D/B/A Shellpoint Mortgage Servicing. Dated September 1, 2016 Recorded September 8, 2016, as Document No. A460888.

TRANSACTION AGENT: NONE

TRANSACTION AGENT'S

MORTGAGE IDENTIFICATION

NUMBER ON MORTGAGE: NONE

LENDER OR BROKER AND

MORTGAGE ORIGINATOR STATED

ON MORTGAGE: American Residential Mortgage, LP

RESIDENTIAL MORTGAGE

SERVICER: NewRez LLC, F/K/A

New Penn Financial, LLC, D/B/A

Shellpoint Mortgage Servicing

MORTGAGED PROPERTY ADDRESS:

2273 Bridgewater Blvd S aka

2273 20th Lane SE,

Cambridge, MN 55008

TAX PARCEL I.D. #: 15.156.0790

LEGAL DESCRIPTION OF

PROPERTY:

LOT 16, BLOCK 6, BRIDGEWATER SECOND ADDITION, ISANTI

COUNTY, MINNESOTA.

COUNTY IN WHICH PROPERTY

IS LOCATED: Isanti

ORIGINAL PRINCIPAL AMOUNT

OF MORTGAGE: \$215,180.00

AMOUNT DUE AND CLAIMED

TO BE DUE AS OF DATE OF NO-

TICE, INCLUDING TAXES, IF ANY,

PAID BY MORTGAGEE:

\$193,934.11

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 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 2, 2019 at 10:00 AM

PLACE OF SALE:

Sheriff's Office,

Law Enforcement Center,

2440 Main Street South,

Cambridge, Minnesota

to pay the debt then 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 six (6) months from the date of said sale by the mortgagor(s), their personal representatives or assigns unless reduced to Five (5) weeks under MN Stat. §580.07.

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 2, 2019 unless that date falls on a weekend or legal holiday, in which case it is the next weekday, and unless the redemption period is reduced to 5 weeks under MN Stat. Secs. 580.07 or 582.032.

MORTGAGOR(S) 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."

Dated: January 29, 2019

NewRez LLC, F/K/A New Penn

Financial, LLC, D/B/A Shellpoint

Mortgage Servicing

Mortgagee/Assignee of Mortgagee

USSET, WEINGARDEN AND

LIEBO, P.L.L.P.

Attorneys for Mortgagee/Assignee

of Mortgagee

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THIS IS A COMMUNICATION

FROM A DEBT COLLECTOR.

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