

NOTICE OF MORTGAGE FORECLOSURE SALE

YOU ARE NOTIFIED that default has occurred in the conditions of the following described Mortgage:

INFORMATION REGARDING MORTGAGE TO BE FORECLOSED

1. Date of Mortgage:
November 7, 2007
2. Mortgagors: Kou Vang and Xia Yang, husband and wife
3. Mortgagees: Security Financial Bank f/k/a Security National Bank
4. Recording Information:
Recorded on November 7, 2007, as Document Number 9062098, in the Office of the County Recorder Hennepin County, Minnesota.
5. Assignments of Mortgage, if any: Yes

Assigned to Violaceous Holdings LLC by written assignment dated March 14, 2018, and recorded on April 4, 2018 as Document Number A10540962 in the recording office stated in paragraph 4.

For additional assignments of Mortgage, provide the relevant information below.

None.

INFORMATION REGARDING MORTGAGED PREMISES

6. Tax parcel identification number of the mortgaged premises:

09-118-21-31-0006

7. Legal description of the mortgaged premises:

Unplatted 09 118 21

Beginning at a point on the West side of the Great Northern Railway Company's right of way where the said Great Northern Railway Company's right of way crosses the North line of Northeast Quarter of the Southwest Quarter of Section 9, Township 118, Range 21; thence in a Southeasterly direction along the West line of said Great Northern Railway Company's right of way a distance of 631 feet; thence at right angles in a Southwesterly direction a distance of 10.5 feet to a point on the Northeasterly side of that certain public highway commonly known, called the Jefferson Highway; thence along the Easterly side of said Jefferson Highway in a Northwesterly direction for a distance of 703.5 feet to a point where the said Easterly line of said public highway commonly known as the Jefferson Highway crosses the North line of Northeast Quarter of Southwest Quarter of Section 9, Township 118, Range 21; thence Easterly along said North line of Northeast Quarter of Southwest Quarter of Section 9, Township 118, Range 21 for a distance of 149 feet to the point of beginning, all of said land lying in Northeast Quarter of Southwest Quarter of Section 8, Township 118, Range 21, EXCEPTING there from the following described parcel: Beginning at a point on the West line of the Great Northern Railway Company's right of way where the said Great Northern Railway Company's right of way crosses the North line of the Northeast Quarter of the Southwest Quarter of Section 9, Township 118, Range 21; thence West along the North line of said Northeast Quarter of the Southwest Quarter of Section 9, a distance of 149.0 feet to the Easterly line of County Road No. 8 (formerly known as Jefferson Highway); thence Southeasterly along said Easterly line of County Road No. 8, a distance of 300.77 feet to the actual point of beginning of the land to be hereinafter described; thence at right angles and in a Northeasterly direction, a distance of 81.92 feet more or less to the West line of said Great Northern Railway Company's right of way; thence Southeasterly along said right of way line, a distance of 413.56 feet; thence at right angles in a Southwesterly direction, a distance of 10.5 feet to a point on the Northeasterly side of said County Road No. 8; thence along the Easterly side of said County Road No. 8 in a Northwesterly direction to the actual point of beginning, all of said land lying in the Northeast Quarter of the Southwest Quarter of Section 9, Township 118, Range 21, Hennepin County, Minnesota.

8. The physical street address, city, and zip code of the mortgaged premises: 4920 West Broadway Avenue, Crystal, MN 55429.

OTHER FORECLOSURE DATA

9. The person holding the Mortgage is not a transaction agent, as defined by Minn. Stat. 58.02, subd. 30.

The name(s) of the residential mortgage servicer and the lender or broker, as defined in Minn. Stat. 58.02, is/are None.

10. If stated on the Mortgage, the name of the mortgage originator, as defined in Minn. Stat. 58.02, is None.

INFORMATION REGARDING FORECLOSURE

11. The requisites of Minn. Stat. 580.02 have been satisfied.

12. The original principal amount secured by the Mortgage was \$336,000.00

13. At the date of this notice the amount due on the Mortgage, including taxes, if any, paid by the holder of the Mortgage, is:

\$302,414.93.

14. Pursuant to the power of sale in the Mortgage, the Mortgage will be foreclosed, and the mortgaged premises will be sold by the Sheriff of Hennepin County, Minnesota, at public auction on June 21, 2018 at 10:00 a.m., at 350 South Fifth Street, Room 30, Minneapolis, MN 55415.

15. The time allowed by law for redemption by Mortgagor or Mortgagor's personal representatives or assigns is six months after the date of sale.

16. Minn. Stat. 580.04(b) provides, "If the real estate is an owner-occupied, single-family dwelling, the notice must also specify the date on or before which the mortgagor must vacate the property if the mortgage is not reinstated under section 580.30 or the property redeemed under section 580.23." If this statute applies, the time to vacate the property is 11:59 p.m. on June 29, 2017.

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: April 25, 2018

Name of Mortgagee or Mortgage Assignee:

Violaceous Holdings LLC

Name and address of Attorney for Mortgagee or Mortgage Assignee:

Gregory M. Miller, #249932

Trepanier MacGillis Battina P.A.

8000 Flour Exchange Building

310 4th Avenue South

Minneapolis, MN 55415

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