

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:

July 14, 2005

MORTGAGOR: Nicholas T. Peters and Kristina M. Peters, husband and wife

MORTGAGEE:

TCF National Bank

DATE AND PLACE OF RECORDING:

Recorded: August 31, 2005

Dakota County Recorder

Document #: 2356933

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 24, 2017 and given document number 3188027.

LEGAL DESCRIPTION OF PROPERTY:

LOT 8, BLOCK 2, BISCAYNE POINT NORTH, DAKOTA COUNTY, MINNESOTA

PARCEL ID #: 34-14525-02-080

PROPERTY ADDRESS:

13549 Birdsong Path,

Rosemount, MN 55068

TRANSACTION AGENT: N/A

TRANSACTION AGENT ID NO.: N/A

CURRENT MORTGAGE SERVICER: New Penn Financial LLC d/b/a Shellpoint Mortgage Servicing

COUNTY IN WHICH PROPERTY IS LOCATED: Dakota

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$35,774.00

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE, INCLUDING TAXES, IF ANY PAID BY MORTGAGEE: \$41,774.58

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:

January 3, 2019 at 10:00 am

PLACE OF SALE: Dakota County Law Enforcement Center, Lobby S-100, 1580 Highway 55, Hastings, MN 55033 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 July 3, 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: November 7, 2018

New Penn Financial LLC d/b/a Shellpoint Mortgage Servicing servicer for 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
230 W. Monroe St., Ste. 1125
Chicago, IL 60606
Phone 312-541-9710
Fax 312-541-9711

Published in the

Dakota County Tribune

November 16, 23, 30,

December 7, 14, 21, 2018

879213

NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE SALE

The above referenced mortgage foreclosure sale originally scheduled to be held on January 3, 2019 at 10:00 a.m., has been postponed by the servicer to March 7, 2019 at 10:00 a.m., at the Dakota County Law Enforcement Center, Lobby S-100, 1580 Highway 55, Hastings, MN 55033.

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 nor the property redeemed under Minnesota Statutes section 580.23 is 9/7/2019 at 11:59 p.m.

If the foregoing date is Saturday, Sunday or legal holiday, then the date to vacate is the next business day at 11:59 p.m.

Dated: December 28, 2018

Kenneth J. Johnson
Minnesota State Bar No. 0246074
Johnson, Blumberg & Associates, LLC

Attorney for Mortgagee
230 W. Monroe St., Ste. 1125
Chicago, IL 60606
Phone 312-541-9710
Fax 312-541-9711

Published in the

Dakota County Tribune

January 4, 2019

894172