

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:

February 21, 2006

MORTGAGOR: Phillip Alvarado and Traci Lea Alvarado fka Traci Lea Fettinger, husband and wife.

MORTGAGEE:

TCF National Bank.

DATE AND PLACE OF RECORDING: Recorded March 9, 2006 Washington County Recorder, Document No. 3573062.

ASSIGNMENTS OF MORTGAGE: Assigned to: U.S. Bank Trust National Association, as Trustee for CVF III Mortgage Loan Trust II. Dated August 29, 2017 Recorded October 12, 2017, as Document No. 4131427.

TRANSACTION AGENT: NONE

TRANSACTION AGENT'S

MORTGAGE IDENTIFICATION

NUMBER ON MORTGAGE: NONE

LENDER OR BROKER AND

MORTGAGE ORIGINATOR STATED

ON MORTGAGE:

TCF National Bank

RESIDENTIAL MORTGAGE

SERVICER: New Penn Financial

LLC dba Shellpoint Mortgage Ser-

vicing

MORTGAGED PROPERTY AD-

DRESS: 6653 5th Street North,

Oakdale, MN 55128

TAX PARCEL I.D. #:

31.029.21.42.0076

LEGAL DESCRIPTION OF

PROPERTY:

Lot 12, Block 18, Tanners Lake

Heights Plat No. 3, Washington

County, Minnesota

COUNTY IN WHICH PROPERTY

IS LOCATED: Washington

ORIGINAL PRINCIPAL AMOUNT

OF MORTGAGE: \$27,000.00

AMOUNT DUE AND CLAIMED

TO BE DUE AS OF DATE OF NO-

TICE, INCLUDING TAXES, IF ANY,

PAID BY MORTGAGEE:

\$26,520.37

That prior to the commence-

ment of this mortgage foreclosure

proceeding Mortgagee/Assignee of

Mortgagee complied with all notice

requirements as required by statu-

te; That no action or proceeding

has been instituted at law or other-

wise 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:

July 17, 2018 at 10:00 AM

PLACE OF SALE: Sheriff's Of-

fice, Law Enforcement Center,

15015 62nd Street North, Stillwa-

ter, MN

to pay the debt then secured by

said Mortgage, and taxes, if any, on

said premises, and the costs and

disbursements, including attor-

neys' fees allowed by law subject

to redemption within six (6) months

from the date of said sale by the

mortgagor(s), their personal rep-

resentatives or assigns unless re-

duced 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 provid-

ed by law, the date on or before

which the mortgagor(s) must va-

cate the property if the mortgage is

not reinstated under section 580.30

or the property is not redeemed un-

der section 580.23 is 11:59 p.m. on

January 17, 2019 unless that date

falls on a weekend or legal holiday,

in which case it is the next week-

day, 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 MORTGAG-

OR'S PERSONAL REPRESENT-

TATIVES OR ASSIGNS, MAY BE

REDUCED TO FIVE WEEKS IF A

JUDICIAL ORDER IS ENTERED

UNDER MINNESOTA STATUTES,

SECTION 582.032, DETERMIN-

ING, AMONG OTHER THINGS,

THAT THE MORTGAGED PREM-

ISES ARE IMPROVED WITH A

RESIDENTIAL DWELLING OF

LESS THAN FIVE UNITS, ARE NOT

PROPERTY USED IN AGRICUL-

TURAL PRODUCTION, AND ARE

ABANDONED."

Dated: May 15, 2018

U.S. Bank Trust National Associa-

tion, as Trustee

Mortgagee/Assignee of Mortgagee

USSET, WEINGARDEN AND LI-

EBO, P.L.L.P.

Attorneys for Mortgagee/Assignee

of Mortgagee

4500 Park Glen Road #300

Minneapolis, MN 55416

(952) 925-6888

164 - 18-003617 FC

THIS IS A COMMUNICATION

FROM A DEBT COLLECTOR.

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Forest Lake Times

May 24, 31,

June 7, 14, 21, 28, 2018

NOTICE OF

POSTPONEMENT

OF MORTGAGE

FORECLOSURE SALE

Pursuant to the provisions of

Minnesota Statutes 580.07, the

foregoing foreclosure sale is post-

poned until October 23, 2018, at

10:00 AM at the Sheriff's Office,

Law Enforcement Center, 15015

62nd Street North, Stillwater, MN,

in said county and state.

Dated: July 18, 2018

U.S. Bank Trust National Associa-

tion, as Trustee

Mortgagee/Assignee of Mortgagee

USSET, WEINGARDEN AND LI-

EBO, P.L.L.P.

Attorneys for Mortgagee/Assignee

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July 26, 2018

NOTICE OF

POSTPONEMENT

OF MORTGAGE

FORECLOSURE SALE

Pursuant to the provisions of

Minnesota Statutes 580.07, the

foregoing foreclosure sale is post-

poned until January 15, 2019, at

10:00 AM at the Sheriff's Office,

Law Enforcement Center, 15015

62nd Street North, Stillwater, MN,

in said county and state.

Dated: October 25, 2018

U.S. Bank Trust National Associa-

tion, as Trustee

Mortgagee/Assignee of Mortgagee

USSET, WEINGARDEN AND LI-

EBO, P.L.L.P.

Attorneys for Mortgagee/Assignee

of Mortgagee

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