

NOTICE OF MORTGAGE FORECLOSURE SALE

NOTICE IS HEREBY GIVEN that default has occurred in the conditions of the following described mortgage:

DATE OF MORTGAGE:

September 29, 2017

**ORIGINAL PRINCIPAL AMOUNT
OF MORTGAGE: \$141,391.00**

MORTGAGOR(S):

Todd R. Puckett, a single person

MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as nominee for Cambria Financial Group LLC DBA Cambria Mortgage, its successors and/or assigns

DATE AND PLACE OF RECORDING:

Recorded: October 03, 2017

Washington County Recorder

Document Number: 4130172

ASSIGNMENTS OF MORTGAGE:

And assigned to: Flagstar Bank, FSB

Dated: September 13, 2018

Recorded: September 20, 2018

Washington County Recorder

Document Number: 4169104

Transaction Agent: Mortgage Electronic Registration Systems, Inc.

Transaction Agent Mortgage Identification Number:

1009970-0000007426-3

Lender or Broker: Cambria Financial Group LLC DBA Cambria Mortgage

Residential Mortgage Servicer:

Flagstar Bank, FSB

Mortgage Originator:

Not Applicable

COUNTY IN WHICH PROPERTY IS LOCATED: Washington

Property Address: 268 4th St NW, Forest Lake, MN 55025-1141

Tax Parcel ID Number:

08-032-21-21-0013

LEGAL DESCRIPTION OF PROPERTY: That part of Block "A" of J.W. Houle's Addition to Forest Lake, Washington County, Minnesota, described as follows: Commencing at the Northeast corner of said Block "A"; thence South a distance of 150 feet to the point of beginning of the parcel of land to be described; thence South from said point of beginning a distance of 80 feet; thence West on a line parallel with the North line of said Block "A" a distance of 100 feet; thence North on a line parallel with the East line of said Block "A" a distance of 80 feet; thence East a distance of 100 feet to the point of beginning.

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$140,166.70

THAT all pre-foreclosure requirements have been complied with; 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:

February 01, 2019 at 10:00 AM

PLACE OF SALE: Sheriff's Main Office, Law Enforcement Center, 15015 62nd Street North, Stillwater, Minnesota

to pay the debt secured by said mortgage and taxes, if any, on said premises and the costs and disbursements, including attorney 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.

If the Mortgage is not reinstated under Minn. Stat. §580.30 or the property is not redeemed under Minn. Stat. §580.23, the mortgagor must vacate the property on or before 11:59 p.m. on August 01, 2019, or the next business day if August 01, 2019 falls on a Saturday, Sunday or legal holiday.

Mortgagor(s) released from financial obligation: NONE

THIS COMMUNICATION IS FROM A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

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.

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: December 14, 2018

ASSIGNEE OF MORTGAGEE:

Flagstar Bank, FSB

Wilford, Geske & Cook P.A.

Attorneys for Assignee of Mortgagee

7616 Currell Blvd, Ste 200

Woodbury, MN 55125-2296

(651) 200-3300

File Number: 041116F01

NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE SALE

The above referenced sale scheduled for February 01, 2019 at 10:00 AM has been postponed to March 01, 2019 at 10:00 AM in the Sheriff's Main Office, Law Enforcement Center, 15015 62nd Street North, Stillwater, Minnesota in said County and State.

DATED: January 18, 2019

ASSIGNEE OF MORTGAGEE:

Flagstar Bank, FSB

Wilford, Geske & Cook P.A.

Attorneys for Assignee of Mortgagee

7616 Currell Blvd, Ste 200

Woodbury, MN 55125-2296

(651) 200-3300

File Number: 041116F01

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