

NOTICE OF MORTGAGE FORECLOSURE SALE

16-102980

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 the conditions of the following described mortgage:

DATE OF MORTGAGE:

January 21, 2011

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$185,183.00

MORTGAGOR(S):

Derek E. Johnson, a single man

MORTGAGEE: Mortgage Electronic Registration Systems, Inc.

TRANSACTION AGENT:

Mortgage Electronic Registration Systems, Inc.

MIN#: 100273840906000598

LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON THE MORTGAGE:

Envoy Mortgage, Ltd.

SERVICER: Carrington Mortgage Services, LLC

DATE AND PLACE OF FILING

Filed February 8, 2011, Washington County Recorder, as Document Number 3830244, thereafter modified by Loan Modification Agreement recorded on December 23, 2014 as Document Number 4010864; thereafter modified by Loan Modification Agreement recorded on February 19, 2016 as Document Number 4057935

ASSIGNMENTS OF MORTGAGE: Assigned to: Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing, LP FKA Countrywide Home Loans Servicing, LP; thereafter assigned to Carrington Mortgage Services, LLC.

LEGAL DESCRIPTION OF PROPERTY:

Lot 5, Block 4, Stevens Ridge

PROPERTY ADDRESS:

1132 Gary Dr,

Saint Paul Park, MN 55071

PROPERTY IDENTIFICATION

NUMBER: 13.027.22.14.0006

COUNTY IN WHICH PROPERTY IS

LOCATED: Washington

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE:

\$147,547.98

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:

March 7, 2019, 10:00am

PLACE OF SALE: Sheriff's Main Office, Law Enforcement Center, 15015 62nd Street N, Stillwater, MN 55082

to pay the debt 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 6 months from the date of said sale by the mortgagor(s) the personal representatives or assigns.

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 September 7, 2019, or the next business day if September 7, 2019 falls on a Saturday, Sunday or legal holiday.

"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 5 UNITS, ARE NOT PROPERTY USED FOR AGRICULTURAL PRODUCTION, AND ARE ABANDONED.

Dated: January 11, 2019

Carrington Mortgage Services, LLC

Assignee of Mortgagee

SHAPIRO & ZIELKE, LLP

BY

Lawrence P. Zielke - 152559

Melissa L. B. Porter - 0337778

Randolph W. Dawdy - 2160X

Gary J. Evers - 0134764

Tracy J. Halliday - 034610X

Attorneys for Mortgagee

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(952) 831-4060

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR

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February 7, 14, 21, 2019

NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE SALE

The above referenced sale scheduled for March 7, 2019, at 10:00 AM, has been postponed to April 22, 2019, at 10:00 AM, and will be held at sheriffs main address Law Enforcement Center, 15015 62nd Street N, Stillwater, MN 55082.

Unless the mortgage is reinstated under Minnesota Statute 580.30 or the property is redeemed under Minnesota Statute 580.23 the property must be vacated by October 22, 2019. If this date falls on a Saturday, Sunday or legal holiday, the date to vacate will be the next business day at 11:59 p.m.

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.

Dated: March 6, 2019.

Carrington Mortgage Services, LLC

Assignee of Mortgagee

SHAPIRO & ZIELKE, LLP

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Attorney for Assignee of Mortgagee

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