

NOTICE OF MORTGAGE

FORECLOSURE SALE

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

DATE OF MORTGAGE:

June 23, 2016

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$184,496.00

MORTGAGOR(S):

Birane Diop, an unmarried man

MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as nominee for Universal American Mortgage Company, LLC, its successors and/or assigns

DATE AND PLACE OF REGISTERING:

Registered: July 01, 2016 Anoka County Registrar of Titles

Document Number: 540002.002

ASSIGNMENTS OF MORTGAGE:

And assigned to: Pingora Loan Servicing, LLC

Dated: June 25, 2018

Registered: July 02, 2018 Anoka County Registrar of Titles

Document Number: 557885.001

Transaction Agent: Mortgage Electronic Registration Systems, Inc.

Transaction Agent Mortgage Identification Number:

100059600019680722

Lender or Broker: Universal American Mortgage Company, LLC

Residential Mortgage Servicer:

Flagstar Bank, FSB

Mortgage Originator:

Not Applicable

CERTIFICATE OF TITLE NUMBER: 132914

COUNTY IN WHICH PROPERTY IS LOCATED: Anoka

Property Address:

806 Village Pkwy,

Circle Pines, MN 55014-5003

Tax Parcel ID Number:

25-31-23-32-0215

LEGAL DESCRIPTION OF PROPERTY: Lot 14, Block 2, Village at Circle Pines Second Addition, Common Interest Community No. 126, a planned community, according to the recorded plat thereof Anoka County, Minnesota

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$190,518.86

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; that this is registered property;

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 25, 2019 at 10:00 AM

PLACE OF SALE: Main Office of the Sheriff, 13301 Hanson Boulevard NW, Andover, Minnesota

55304

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 26, 2019, or the next business day if August 26, 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 28, 2018

ASSIGNEE OF MORTGAGEE:

Pingora Loan Servicing, LLC

Wilford, Geske & Cook P.A.

Attorneys for Assignee of Mortgagee

7616 Currell Blvd; Ste 200

Woodbury, MN 55125-2296

(651) 209-3300

File Number: 041123F01

NOTICE OF

POSTPONEMENT

OF MORTGAGE

FORECLOSURE SALE

The above referenced sale scheduled for February 25, 2019 at 10:00 AM has been postponed to May 28, 2019 at 10:00 AM in the Main Office of the Sheriff, 13301 Hanson Boulevard NW, Andover, Minnesota 55304 in said County and State.

DATED: February 25, 2019

ASSIGNEE OF MORTGAGEE:

Pingora Loan Servicing, LLC

Wilford, Geske & Cook P.A.

Attorneys for Assignee Of Mortgagee

7616 Currell Blvd; Ste 200

Woodbury, MN 55125-2296

(651) 209-3300

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