

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:

March 23, 2007

MORTGAGOR: Bridget M. Brown and Sean K. Brown, wife and husband (who acquired title as Bridget M. Haefner).

MORTGAGEE: Mortgage Electronic Registration Systems, Inc.

DATE AND PLACE OF RECORDING: Recorded April 3, 2007 Washington County Recorder, Document No. 3637520.

ASSIGNMENTS OF MORTGAGE: Assigned to: Wilmington Trust, National Association, as Successor Trustee to Citibank, N.A., as Trustee for Bear Stearns ALT-A Trust 2007-3, Mortgage Pass-Through Certificates, Series 2007-3 Dated June 26, 2013 Recorded July 3, 2013 as Document No. 3953390

TRANSACTION AGENT:

Mortgage Electronic Registration Systems, Inc.

TRANSACTION AGENT'S

MORTGAGE IDENTIFICATION

NUMBER ON MORTGAGE:

100356107030156385

LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON MORTGAGE:

AM Mortgage, Inc.

RESIDENTIAL MORTGAGE

SERVICER:

Select Portfolio Servicing, Inc.

MORTGAGED PROPERTY

ADDRESS: 6830 Pine Crest Trail

South, Cottage Grove, MN 55016

TAX PARCEL I.D. #:

05.027.21.34.0063

LEGAL DESCRIPTION OF

PROPERTY:

Unit 6830, Common Interest Community No. 228, a Condominium, Pine Arbor Lodges, Washington County, Minnesota

COUNTY IN WHICH PROPERTY IS LOCATED: Washington

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$167,250.00

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

\$188,606.94

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 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 20, 2018 at 10:00 AM

PLACE OF SALE: Sheriff's Office, Law Enforcement Center,

15015 62nd Street North, Stillwater, MN

to pay the debt then 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 six (6) months from the date of said sale by the mortgagor(s), their personal representatives or assigns unless reduced 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 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 20, 2018, unless that date falls on a weekend or legal holiday, in which case it is the next weekday, 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 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: January 12, 2018

Wilmington Trust, National Association, 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

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NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE SALE

Pursuant to the provisions of Minnesota Statutes 580.07, the foregoing foreclosure sale is postponed until May 8, 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: March 22, 2018

Wilmington Trust, National Association, 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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