

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 26, 2014

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$191,849.00

MORTGAGOR(S): Brian P. Patterson and Jennifer A. Patterson, Husband and Wife

MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as nominee for PHH Home Loans, LLC, a Limited Liability Company, its successors and/or assigns

DATE AND PLACE OF RECORDING:

Recorded: July 03, 2014 Dakota County Recorder

Document Number: 3018258

LOAN MODIFICATION:

Dated: September 05, 2017

Recorded: October 31, 2017

Document Number: 3220628

ASSIGNMENTS OF MORTGAGE:

And assigned to: U.S. BANK NATIONAL ASSOCIATION

Dated: December 20, 2016

Recorded: December 20, 2016 Dakota County Recorder

Document Number: 3168146

Transaction Agent: Mortgage Electronic Registration Systems, Inc.

Transaction Agent Mortgage Identification Number:

1001875-0000082100-1

Lender or Broker: PHH Home Loans, LLC, a Limited Liability Company

Residential Mortgage Servicer: U.S. Bank National Association Mortgage Originator:

Not Applicable

COUNTY IN WHICH PROPERTY IS LOCATED: Dakota

Property Address: 413 Willow St, Farmington, MN 55024-1143

Tax Parcel ID Number:

14-77000-33-050

LEGAL DESCRIPTION OF PROPERTY: Lot 5, Block 33, Town of Farmington, Dakota County, Minnesota

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$197,972.95

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:

October 19, 2018 at 10:00 AM

PLACE OF SALE: Dakota County Law Enforcement Center, 1580 Highway 55, Lobby S-100, Hastings, 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 April 19, 2019, or the next business day if April 19, 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: September 01, 2018

ASSIGNEE OF MORTGAGEE: U.S. BANK NATIONAL ASSOCIATION

Wilford Geske & Cook P.A.

Attorneys for Assignee of Mortgagee

7616 Currell Blvd, Ste 200

Woodbury, MN 55125-2296

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