

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:

May 20, 2016

MORTGAGOR: Dustin M Yeager and Rachel A Yeager, husband and wife.

MORTGAGEE:

U.S. Bank National Association.

DATE AND PLACE OF RECORDING: Recorded May 23, 2016 Dakota County Recorder, Document No. 3128841.

ASSIGNMENTS OF MORTGAGE: NONE

TRANSACTION AGENT: NONE

TRANSACTION AGENT'S MORTGAGE IDENTIFICATION

NUMBER ON MORTGAGE: NONE

LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED

ON MORTGAGE:

U.S. Bank National Association

RESIDENTIAL MORTGAGE

SERVICER:

U.S. Bank National Association

MORTGAGED PROPERTY AD-

DRESS: 12994 Garner Lane, Apple

Valley, MN 55124

TAX PARCEL I.D. #:

018472501010

LEGAL DESCRIPTION OF

PROPERTY:

Lot One (1) Block One (1),

Woodside Estates, Dakota County,

Minnesota.

COUNTY IN WHICH PROPERTY

IS LOCATED: Dakota

ORIGINAL PRINCIPAL AMOUNT

OF MORTGAGE: \$270,697.00

AMOUNT DUE AND CLAIMED

TO BE DUE AS OF DATE OF NO-

TICE, INCLUDING TAXES, IF ANY,

PAID BY MORTGAGEE:

\$264,120.88

That prior to the commence-

ment of this mortgage foreclosure

proceeding Mortgagee/Assignee of

Mortgagee complied with all notice

requirements as required by stat-

ute; That no action or proceeding

has been instituted at law or other-

wise 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:

April 18, 2019 at 10:00 AM

PLACE OF SALE: Sheriff's Of-

fice, Law Enforcement Center, 1580

Hwy 55, Lobby #S-100, Hastings,

MN

to pay the debt then secured by

said Mortgage, and taxes, if any, on

said premises, and the costs and

disbursements, including attor-

neys' fees allowed by law subject

to redemption within six (6) months

from the date of said sale by the

mortgagor(s), their personal rep-

resentatives or assigns unless re-

duced 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 provid-

ed by law, the date on or before

which the mortgagor(s) must va-

cate the property if the mortgage is

not reinstated under section 580.30

or the property is not redeemed un-

der section 580.23 is 11:59 p.m. on

October 18, 2019 unless that date

falls on a weekend or legal holiday,

in which case it is the next week-

day, 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 MORTGAG-

OR'S PERSONAL REPRESENT-

TATIVES OR ASSIGNS, MAY BE

REDUCED TO FIVE WEEKS IF A

JUDICIAL ORDER IS ENTERED

UNDER MINNESOTA STATUTES,

SECTION 582.032, DETERMIN-

ING, AMONG OTHER THINGS,

THAT THE MORTGAGED PREM-

ISES ARE IMPROVED WITH A

RESIDENTIAL DWELLING OF

LESS THAN FIVE UNITS, ARE NOT

PROPERTY USED IN AGRICUL-

TURAL PRODUCTION, AND ARE

ABANDONED."

Dated: February 11, 2019

U.S. Bank National Association

Mortgagee/Assignee of Mortgagee

USSET, WEINGARDEN AND LI-

EBO, P.L.L.P.

Attorneys for Mortgagee/Assignee

of Mortgagee

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Minneapolis, MN 55416

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THIS IS A COMMUNICATION

FROM A DEBT COLLECTOR.

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