

NOTICE OF MORTGAGE

FORECLOSURE SALE

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

DATE OF MORTGAGE:

September 20, 2016

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$145,319.00

MORTGAGOR(S):

Mia Garafola, a single person

MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as nominee for Bremer Bank, National Association, its successors and/or assigns

DATE AND PLACE OF REGISTERING:

Registered: September 22, 2016

Dakota County Registrar of Titles

Document Number: 766926

AND CORRECTIVE MORTGAGE REGISTERING: November 09, 2016 Dakota County Registrar of Titles

Document Number: 769440

AND SECOND CORRECTIVE MORTGAGE REGISTERING: December 16, 2016 Dakota County Registrar of Titles

Document No. 771225

ASSIGNMENTS OF MORTGAGE:

And assigned to: U.S. BANK NATIONAL ASSOCIATION

Dated: September 20, 2017

Registered: September 21, 2017

Dakota County Registrar of Titles

Document Number: 782918

Transaction Agent: Mortgage Electronic Registration Systems, Inc.

Transaction Agent Mortgage Identification Number:

1000739-0000004599-8

Lender or Broker: Bremer Bank, National Association

Residential Mortgage Servicer:

U.S. Bank National Association

Mortgage Originator:

Not Applicable

CERTIFICATE OF TITLE NUMBER: 166617

COUNTY IN WHICH PROPERTY IS LOCATED: Dakota

Property Address:

3881 Conroy Trl, Inver Grove Heights, MN 55076-3114

Tax Parcel ID Number:

20-53652-06-050

LEGAL DESCRIPTION OF PROPERTY: Lot 5, Block 6, The Oaks Third Addition, CIC No. 624, according to the recorded plat, Dakota County, Minnesota

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$143,848.35

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:

March 25, 2019 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 September 25, 2019, or the next business day if September 25, 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: February 01, 2019

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

(651) 209-3300

File Number: 039660F02

Published in the

Dakota County Tribune

February 8, 15, 22,

March 1, 8, 15, 2019

903675