

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 mort-
gage:**

DATE OF MORTGAGE:

November 22, 2016

MORTGAGOR:

Logan Burwell, a single person.

MORTGAGEE: Mortgage Elec-
tronic Registration Systems, Inc. as
nominee for American Mortgage &
Equity Consultants, Inc. its suc-
cessors and assigns.

**DATE AND PLACE OF RE-
CORDING:** Filed December 8,
2016, Dakota County Registrar of
Titles, Document No. 770822 on
Certificate of Title No. 167519.

**ASSIGNMENTS OF MORT-
GAGE:** Assigned to: U.S. Bank
National Association. Dated Jan-
uary 16, 2018 Filed January 16,
2018, as Document No. 787727.
Said Mortgage being upon Regis-
tered Land.

TRANSACTION AGENT: Mort-
gage Electronic Registration Sys-
tems, Inc.

**TRANSACTION AGENT'S
MORTGAGE IDENTIFICATION
NUMBER ON MORTGAGE:** 100867100000629020

**LENDER OR BROKER AND
MORTGAGE ORIGINATOR STATED
ON MORTGAGE:** American Mort-
gage & Equity Consultants, Inc.

**RESIDENTIAL MORTGAGE
SERVICER:** U.S. Bank National
Association

**MORTGAGED PROPERTY AD-
DRESS:**

7591 142nd Street W,

Apple Valley, MN 55124

TAX PARCEL I.D. #:

013190102030

**LEGAL DESCRIPTION OF
PROPERTY:**

Lot Three (3), Block Two (2),
in Hamlet 2nd Addition, Dakota
County, Minnesota.

**COUNTY IN WHICH PROPERTY
IS LOCATED:** Dakota

**ORIGINAL PRINCIPAL AMOUNT
OF MORTGAGE:** \$169,750.00

**AMOUNT DUE AND CLAIMED
TO BE DUE AS OF DATE OF NO-
TICE, INCLUDING TAXES, IF ANY,
PAID BY MORTGAGEE:**
\$171,471.51

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:
March 28, 2019 at 10:00 AM

PLACE OF SALE:

Sheriff's Office,

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 provided
by law, the date on or before
which the mortgagor(s) must vac-
ate 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 30, 2019 unless that
date falls on a weekend or legal
holiday, in which case it is the next
weekday, and unless the redemp-
tion 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 REPRESEN-
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: January 24, 2019
U.S. Bank National Association
Mortgagee/Assignee of Mortgagee

ASSET WEINGARDEN AND LI-
EBE, P.L.L.C.
Attorneys for Mortgagee/Assignee
of Mortgagee

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10-18-009793 FC
THIS IS A COMMUNICATION
FROM A DEBT COLLECTOR.

**PUBLISHED IN THE
Dakota County Tribune
February 1, 8, 15, 22,**

March 1, 8, 2019