NOTICE OF MORTGAGE FORECLOSURE SALE

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

DATE OF MORTGAGE: April 29, 2010

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: $135,836.00

MORTGAGOR(S): Johnathan M. Macon, a single person

MORTGAGEE: Wells Fargo Bank, N.A.

DATE AND PLACE OF REGISTERING:

Registered: June 29, 2010 Dakota County Registrar of Titles

Document Number: T664014

LOAN MODIFICATION:

Dated: April 22, 2015

Registered: June 01, 2015

Document Number: 746016

LOAN MODIFICATION:

Dated: May 08, 2018

Registered: June 08, 2018

Document Number: 792930

ASSIGNMENTS OF MORTGAGE:

And assigned to: U.S. BANK NATIONAL ASSOCIATION

Dated: April 29, 2010

Registered: June 29, 2010 Dakota County Registrar of Titles

Document Number: T664016

Transaction Agent: Not Applicable

Transaction Agent Mortgage Identification Number: Not Applicable

Lender or Broker: Wells Fargo Bank, N.A.

Residential Mortgage Servicer: U.S. Bank National Association

Mortgage Originator: Not Applicable

CERTIFICATE OF TITLE NUMBER: 149262

COUNTY IN WHICH PROPERTY IS LOCATED: Dakota

Property Address: 756 1st Ave S, South Saint Paul, MN 55075-3001

Tax Parcel ID Number: 36-46000-03-150

LEGAL DESCRIPTION OF PROPERTY: Lot Fifteen (15) and the South One Half (S1/2) of Lot Fourteen (14) in Block Three (3) of Lorraine Park Addition to the City of South St. Paul, Dakota County, Minnesota.

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: $133,190.31

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: April 08, 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 October 08, 2019, or the next business day if October 08, 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 22, 2019

ASSIGNEE OF MORTGAGEE:
U.S. BANK NATIONAL ASSOCIATION
Wilford, Geske & Cook P.A.
Attorneys for Assignee of Mortgagee
7616 Currell Blvd; Ste 200
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File Number: 036093F04

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