

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:

March 23, 2007

MORTGAGOR: Bridget M.
Brown and Sean K. Brown, wife
and husband (who acquired title as
Bridget M. Haefner).

MORTGAGEE: Mortgage Elec-
tronic Registration Systems, Inc.

**DATE AND PLACE OF RE-
CORDING:** Recorded April 3, 2007
Washington County Recorder, Doc-
ument No. 3637520.

**ASSIGNMENTS OF MORT-
GAGE:** Assigned to: Wilming-
ton Trust, National Association,
as Successor Trustee to Citibank,
N.A., as Trustee for Bear Stearns
ALT-A Trust 2007-3, Mortgage
Pass-Through Certificates, Series
2007-3 Dated June 26, 2013 Re-
corded July 3, 2013 as Document
No. 3953390

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

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

100356107030156385

**LENDER OR BROKER AND
MORTGAGE ORIGINATOR STATED
ON MORTGAGE:**

AM Mortgage, Inc.

**RESIDENTIAL MORTGAGE
SERVICER:**

Select Portfolio Servicing, Inc.

**MORTGAGED PROPERTY
ADDRESS:** 6830 Pine Crest Trail
South, Cottage Grove, MN 55016

TAX PARCEL I.D. #:

05.027.21.34.0063

**LEGAL DESCRIPTION OF
PROPERTY:**

Unit 6830, Common Interest
Community No. 228, a Condomini-
um, Pine Arbor Lodges, Wash-
ington County, Minnesota

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

**ORIGINAL PRINCIPAL AMOUNT
OF MORTGAGE:** \$167,250.00

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

\$188,606.94

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 20, 2018 at 10:00 AM

PLACE OF SALE: Sheriff's Of-
fice, Law Enforcement Center,
15015 62nd Street North, Stillwa-
ter, MN

to pay the debt then secured by
said Mortgage, and taxes, if any,
on said premises, and the costs
and disbursements, including at-
torneys' fees allowed by law sub-
ject to redemption within six (6)
months from the date of said sale
by the mortgagor(s), their personal
representatives or assigns unless
reduced to five (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 12, 2018
Wilmington Trust, National Associa-
tion, as Trustee

Mortgagee/Assignee of Mortgagee
USSET, WEINGARDEN AND LI-
EBO, P.L.L.C.

Attorneys for Mortgagee/Assignee
of Mortgagee

4500 Park Glen Road #300
Minneapolis, MN 55416
(952) 925-6888
38-17-008458 E.P.

THIS IS A COMMUNICATION
FROM A DEBT COLLECTOR.

Published in the
Forest Lake Times

March 1, 2018

**NOTICE OF
POSTPONEMENT
OF MORTGAGE
FORECLOSURE SALE**

Pursuant to the provisions of
Minnesota Statutes 580.07, the
foregoing foreclosure sale is post-
poned until May 8, 2018, at 10:00

AM at the Sheriff's Office, Law
Enforcement Center, 15015 62nd
Street North, Stillwater, MN, in said

county and state.

Dated: March 22, 2018
Wilmington Trust, National Associa-
tion, as Trustee

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