

NOTICE OF MORTGAGE FORECLOSURE SALE

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

DATE OF MORTGAGE:

October 31, 2006

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$146,955.00

MORTGAGOR(S):

TRACY T ANDERSON

(UNMARRIED)

MORTGAGEE: MORTGAGE

ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE, AS NOMINEE FOR U.S. BANK, N.A., ITS SUCCESSORS AND ASSIGNS

DATE AND PLACE OF RECORDING:

Recorded: November 16, 2006

Dakota County Recorder

Document Number: 2475988

ASSIGNMENTS OF MORTGAGE:

And assigned to:

U.S. Bank National Association

Dated: July 22, 2013

Recorded: July 25, 2013 Dakota County Recorder

Document Number: 2965317

Transaction Agent: Mortgage Electronic Registration Systems, Inc.

Transaction Agent Mortgage Identification Number:

100021278908959641

Lender/Broker/Mortgage Originator: U.S. Bank N.A.

Residential Mortgage Servicer:

U.S. Bank National Association

COUNTY IN WHICH PROPERTY IS LOCATED: Dakota

Property Address:

1641 Concord Street S,

South Saint Paul, MN 55075

Tax Parcel ID Number:

36-45300-14-010

LEGAL DESCRIPTION OF PROPERTY:

Lot 1, Block 14, Lincoln Park

Addition to South St. Paul,

Dakota County, Minnesota

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$156,067.94

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 16, 2024 at 10:00 AM

PLACE OF SALE:

County Sheriff's office,

Law Enforcement Center,

1580 Highway 55,

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 16, 2024, or the next business day if October 16, 2024 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 20, 2024

MORTGAGEE:

U.S. Bank National Association

Wilford, Geske & Cook, P.A.

Attorneys for Mortgagee

7616 Currell Boulevard,

Suite 200

Woodbury, MN 55125

(651) 209-3300

File Number: 053846-F1

NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE SALE

The above referenced sale scheduled for April 16, 2024 at 10:00 AM has been postponed to June 18, 2024 at 10:00 AM in the Dakota County Sheriff's office, Law Enforcement Center, 1580 Highway 55, Hastings, Minnesota in said County and State.

DATED: March 6, 2024

MORTGAGEE:

U.S. Bank National Association

Wilford, Geske & Cook, P.A.

Attorneys for Mortgagee

7616 Currell Boulevard,

Suite 200

Woodbury, MN 55125

(651) 209-3300

File Number: 053846-F1

NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE SALE

The above referenced sale scheduled for June 18, 2024 at 10:00 AM has been postponed to August 20, 2024 at 10:00 AM in the Dakota County Sheriff's office, Law Enforcement Center, 1580 Highway 55, Hastings, Minnesota in said County and State.

DATED: May 17, 2024

MORTGAGEE:

U.S. Bank National Association

Wilford, Geske & Cook, P.A.

Attorneys for Mortgagee

7616 Currell Boulevard,

Suite 200

Woodbury, MN 55125

(651) 209-3300

File Number: 053846-F1

Published in the
Dakota County Tribune
May 24, 2024

1398084