

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 mortgage:

DATE OF MORTGAGE:

September 30, 2004

MORTGAGOR:

Topako L. Love, a single woman.

MORTGAGEE: Mortgage Electronic Registration Systems, Inc.

DATE AND PLACE OF RECORDING: Recorded October 22, 2004 Dakota County Recorder, Document No. 2260691.

ASSIGNMENTS OF MORTGAGE: Assigned to: U.S. Bank National Association as successor Trustee to Bank of America, National Association as Trustee, as successor by merger to LaSalle Bank, National Association, as Trustee for Structured Asset Investment Loan Trust Mortgage Pass-Through Certificates, Series 2004-BNC2. Dated August 25, 2012 Recorded September 13, 2012, as Document No. 2893514.

TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc.

TRANSACTION AGENT'S MORTGAGE IDENTIFICATION

NUMBER ON MORTGAGE:

100122200001187910

LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED

ON MORTGAGE:

BNC Mortgage, Inc.

RESIDENTIAL MORTGAGE

SERVICER:

Select Portfolio Servicing, Inc.

MORTGAGED PROPERTY ADDRESS: 546 Tamarack Trail, Farmington, MN 55024

TAX PARCEL I.D. #:

14-74900-05-407

LEGAL DESCRIPTION OF

PROPERTY:

Unit Number 407, Tamarack

Ridge Carriage Homes, Common

Interest Community Number 294,

Dakota County, Minnesota.

COUNTY IN WHICH PROPERTY

IS LOCATED: Dakota

ORIGINAL PRINCIPAL AMOUNT

OF MORTGAGE: \$130,400.00

AMOUNT DUE AND CLAIMED

TO BE DUE AS OF DATE OF NO-

TICE, INCLUDING TAXES, IF ANY,

PAID BY MORTGAGEE:

\$137,728.48

That prior to the commencement of this mortgage foreclosure proceeding Mortgagee/Assignee of Mortgagee complied with all notice requirements as required by statute; That no action or proceeding has been instituted at law or otherwise 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:

August 7, 2018 at 10:00 AM

PLACE OF SALE: Sheriff's Of-

fice, 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 attorneys' 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 unless reduced 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 vacate 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 February 7, 2019, unless that date falls on a weekend or legal holiday, in which case it is the next weekday, and unless the redemption 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 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: June 6, 2018

U.S. Bank National Association, as

Trustee

Mortgagee/Assignee of Mortgagee

USSET, WEINGARDEN AND LI-

EBO, P.L.L.P.

Attorneys for Mortgagee/Assignee

of Mortgagee

4500 Park Glen Road #300

Minneapolis, MN 55416

(952) 925-6888

38-18-003033 FC

THIS IS A COMMUNICATION

FROM A DEBT COLLECTOR.

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Dakota County Tribune

June 14, 21, 28,

July 5, 12, 19, 2018

NOTICE OF

POSTPONEMENT

OF MORTGAGE

FORECLOSURE SALE

Pursuant to the provisions of Minnesota Statutes 580.07, the foregoing foreclosure sale is postponed until September 25, 2018, at 10:00 AM at the Sheriff's Office, Law Enforcement Center, 1580 Hwy 55, Lobby #S-100, Hastings, MN, in said county and state.

Dated: August 8, 2018

U.S. Bank National Association, as

Trustee

Mortgagee/Assignee of Mortgagee

USSET, WEINGARDEN AND LI-

EBO, P.L.L.P.

Attorneys for Mortgagee/Assignee

of Mortgagee

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NOTICE OF

POSTPONEMENT

OF MORTGAGE

FORECLOSURE SALE

Pursuant to the provisions of Minnesota Statutes 580.07, the foregoing foreclosure sale is postponed until November 6, 2018, at 10:00 AM at the Sheriff's Office, Law Enforcement Center, 1580 Hwy 55, Lobby #S-100, Hastings, MN, in said county and state.

Dated: September 26, 2018.

U.S. Bank National Association, as

Trustee

Mortgagee/Assignee of Mortgagee

USSET, WEINGARDEN AND LI-

EBO, P.L.L.P.

Attorneys for Mortgagee/Assignee

of Mortgagee

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38-18-003033

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