

NOTICE OF MORTGAGE

FORECLOSURE SALE

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

DATE OF MORTGAGE:

August 15, 2017

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$225,834.00

MORTGAGOR(S):

Benjamin Cuate, a single man

MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as nominee for Bell Bank, its successors and/or assigns

DATE AND PLACE OF RECORDING:

Recorded: August 18, 2017 Dakota County Recorder

Document Number: 3208468

ASSIGNMENTS OF MORTGAGE:

And assigned to: U.S. BANK NATIONAL ASSOCIATION

Dated: February 27, 2018

Recorded: February 27, 2018 Dakota County Recorder

Document Number: 3239092

Transaction Agent: Mortgage Electronic Registration Systems, Inc.

Transaction Agent Mortgage Identification Number:

1010104-1000029083-8

Lender or Broker: Bell Bank

Residential Mortgage Servicer: U.S. Bank National Association

Mortgage Originator:

Not Applicable

COUNTY IN WHICH PROPERTY IS LOCATED: Dakota

Property Address: 144-146 Ash St W, South Saint Paul, MN 55075

Tax Parcel ID Number:

36-46200-00-130

LEGAL DESCRIPTION OF PROPERTY: Lot 13 LUELLA ADDITION

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$229,707.45

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;

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:

October 05, 2018 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 April 05, 2019,

or the next business day if April 05, 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: August 23, 2018

ASSIGNEE OF MORTGAGEE:

U.S. BANK NATIONAL ASSOCIATION

Wilford, Geske & Cook P.A.

Attorneys for Assignee of Mortgagee

7616 Currell Blvd; Ste 200

Woodbury, MN 55125-2296

(651) 209-3300

File Number: 040414F01

NOTICE OF

POSTPONEMENT

OF MORTGAGE

FORECLOSURE SALE

The above referenced sale

scheduled for October 05, 2018 at 10:00 AM has been postponed to

November 05, 2018 at 10:00 AM in the Dakota County Law Enforcement Center, 1580 Highway 55, Lobby S-100, Hastings, Minnesota in said County and State.

DATED: October 05, 2018

ASSIGNEE OF MORTGAGEE: U.S. BANK NATIONAL ASSOCIATION

Wilford, Geske & Cook P.A.

Attorneys for Assignee Of Mortgagee

7616 Currell Blvd; Ste 200

Woodbury, MN 55125-2296

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