

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 LUILLA AD-
DITION**

**AMOUNT DUE AND CLAIMED
TO BE DUE AS OF DATE OF NO-
TICE: \$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 Coun-
ty 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 AGRICUL-
TURAL 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 Mortgagor

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 29, 2018

ASSIGNEE OF MORTGAGEE: U.S.

BANK NATIONAL ASSOCIATION

Wilford, Geske & Cook P.A.

Attorneys for Assignee Of Mortgagor

7616 Currell Blvd, Ste 200

Woodbury, MN 55125-2296

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File Number: 040414F01

**NOTICE OF
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OF MORTGAGE
FORECLOSURE SALE**

The above referenced sale scheduled for November 05, 2018 at 10:00 AM has been postponed to December 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 29, 2018

ASSIGNEE OF MORTGAGEE: U.S.

BANK NATIONAL ASSOCIATION

Wilford, Geske & Cook P.A.

Attorneys for Assignee Of Mortgagor

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File Number: 040414F01

**NOTICE OF
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FORECLOSURE SALE**

The above referenced sale scheduled for December 05, 2018 at 10:00 AM has been postponed to January 05, 2019 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 29, 2018

ASSIGNEE OF MORTGAGEE: U.S.

BANK NATIONAL ASSOCIATION

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Attorneys for Assignee Of Mortgagor

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File Number: 040414F01

**NOTICE OF
POSTPONEMENT
OF MORTGAGE
FORECLOSURE SALE**

The above referenced sale scheduled for January 05, 2019 at 10:00 AM has been postponed to February 05, 2019 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 29, 2018

ASSIGNEE OF MORTGAGEE: U.S.

BANK NATIONAL ASSOCIATION

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File Number: 040414F01

**NOTICE OF
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OF MORTGAGE
FORECLOSURE SALE**

The above referenced sale scheduled for February 05, 2019 at 10:00 AM has been postponed to March 05, 2019 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 29, 2018

ASSIGNEE OF MORTGAGEE: U.S.

BANK NATIONAL ASSOCIATION

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File Number: 040414F01

**NOTICE OF
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The above referenced sale scheduled for March 05, 2019 at 10:00 AM has been postponed to April 05, 2019 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 29, 2018

ASSIGNEE OF MORTGAGEE: U.S.

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File Number: 040414F01

**NOTICE OF
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OF MORTGAGE
FORECLOSURE SALE**

The above referenced sale scheduled for April 05, 2019 at 10:00 AM has been postponed to May 05, 2019 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 29, 2018

ASSIGNEE OF MORTGAGEE: U.S.

BANK NATIONAL ASSOCIATION

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File Number: 040414F01

**NOTICE OF
POSTPONEMENT
OF MORTGAGE
FORECLOSURE SALE**

The above referenced sale scheduled for May 05, 2019 at 10:00 AM has been postponed to June 05, 2019 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 29, 2018

ASSIGNEE OF MORTGAGEE: U.S.

BANK NATIONAL ASSOCIATION

Wilford, Geske & Cook P.A.

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