

NOTICE OF MORTGAGE**FORECLOSURE SALE**

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

DATE OF MORTGAGE:

November 29, 2012

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$138,100.00

MORTGAGOR(S): Brent N Baker and Nichole Baker, husband and wife

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

DATE AND PLACE OF RECORDING:

Recorded: January 28, 2013
Sherburne County Recorder

Document Number: 765123

DATE AND PLACE OF REGISTERING:

Registered: January 28, 2013
Sherburne County Registrar of Titles

Document Number: 48279

ASSIGNMENTS OF MORTGAGE:

And assigned to: U.S. BANK NATIONAL ASSOCIATION

Dated: November 19, 2013

Recorded: November 25, 2013
Sherburne County Recorder

Document Number: 781350

Registered: November 25, 2013
Sherburne County Registrar of Titles

Document Number: 49472

Transaction Agent: Mortgage Electronic Registration Systems, Inc.

Transaction Agent Mortgage Identification Number:

1010104-0054219348-3

Lender or Broker:

Bell State Bank & Trust

Residential Mortgage Servicer:

U.S. Bank National Association

Mortgage Originator:

Not Applicable

CERTIFICATE OF TITLE NUMBER: 9585

COUNTY IN WHICH PROPERTY IS LOCATED: Sherburne

Property Address: 30209 119th St, Princeton, MN 55371-3455

Tax Parcel ID Number:

01-502-0216

LEGAL DESCRIPTION OF PROPERTY: Lot 8, Block 2, Autumn Woods, Sherburne County, Minnesota

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$126,821.17

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 a portion of this property 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:

March 05, 2019 at 10:00 AM

PLACE OF SALE: Sheriff's Main Office, Courthouse, 13880 Highway 10, Elk River, 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 September 05, 2019, or the next business day if September 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: January 19, 2019

ASSIGNEE OF MORTGAGEE:

U.S. BANK NATIONAL ASSOCIATION

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