

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:

March 23, 2007

MORTGAGOR: Bridget M. Brown and Sean K. Brown, wife and husband (who acquired title as Bridget M. Haefner).

MORTGAGEE: Mortgage Electronic Registration Systems, Inc.

DATE AND PLACE OF RECORDING: Recorded April 3, 2007 Washington County Recorder, Document No. 3637520.

ASSIGNMENTS OF MORTGAGE: Assigned to: Wilmington Trust, National Association, as Successor Trustee to Citibank, N.A., as Trustee for Bear Stearns ALT-A Trust 2007-3, Mortgage Pass-Through Certificates, Series 2007-3 Dated June 26, 2013 Recorded July 3, 2013 as Document No. 3953390

TRANSACTION AGENT:

Mortgage Electronic Registration Systems, Inc.

TRANSACTION AGENT'S

MORTGAGE IDENTIFICATION

NUMBER ON MORTGAGE:

100356107030156385

LENDER OR BROKER AND

MORTGAGE ORIGINATOR STATED

ON MORTGAGE:

AM Mortgage, Inc.

RESIDENTIAL MORTGAGE

SERVICER:

Select Portfolio Servicing, Inc.

MORTGAGED PROPERTY

ADDRESS: 6830 Pine Crest Trail

South, Cottage Grove, MN 55016

TAX PARCEL I.D. #:

05.027.21.34.0063

LEGAL DESCRIPTION OF

PROPERTY:

Unit 6830, Common Interest

Community No. 228, a Condominium,

Pine Arbor Lodges, Washington County, Minnesota

COUNTY IN WHICH PROPERTY

IS LOCATED: Washington

ORIGINAL PRINCIPAL AMOUNT

OF MORTGAGE: \$167,250.00

AMOUNT DUE AND CLAIMED

TO BE DUE AS OF DATE OF NOTICE,

INCLUDING TAXES, IF ANY,

PAID BY MORTGAGEE:

\$188,606.94

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:

March 20, 2018 at 10:00 AM

PLACE OF SALE: Sheriff's Office,

Law Enforcement Center,

15015 62nd Street North, Stillwater,

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 September 20, 2018, 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: January 12, 2018

Wilmington Trust, 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 - 17-008458 FC

THIS IS A COMMUNICATION

FROM A DEBT COLLECTOR.

Published in the

Forest Lake Times

January 25, February 1, 8, 15, 22,

March 1, 2018

NOTICE OF

POSTPONEMENT

OF MORTGAGE

FORECLOSURE SALE

Pursuant to the provisions of

Minnesota Statutes 580.07, the

foregoing foreclosure sale is postponed

until May 8, 2018, at 10:00

AM at the Sheriff's Office, Law

Enforcement Center, 15015 62nd

Street North, Stillwater, MN, in said

county and state.

Dated: March 22, 2018

Wilmington Trust, 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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THIS IS A COMMUNICATION

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March 29, 2018

NOTICE OF

POSTPONEMENT

OF MORTGAGE

FORECLOSURE SALE

Pursuant to the provisions of

Minnesota Statutes 580.07, the

foregoing foreclosure sale is postponed

until June 19, 2018 at 10:00

AM at the Sheriff's Office, Law

Enforcement Center, 15015 62nd

Street North, Stillwater, MN, in said

county and state.

Dated: June 20, 2018.

Wilmington Trust, 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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THIS IS A COMMUNICATION

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May 17, 2018

NOTICE OF

POSTPONEMENT

OF MORTGAGE

FORECLOSURE SALE

Pursuant to the provisions of

Minnesota Statutes 580.07, the

foregoing foreclosure sale is postponed

until July 31, 2018 at 10:00

AM at the Sheriff's Office, Law

Enforcement Center, 15015 62nd

Street North, Stillwater, MN, in said

county and state.

Dated: June 20, 2018.

Wilmington Trust, National Association,

as Trustee

Mortgagee/Assignee of Mortgagee

USSET, WEINGARDEN AND LI-EBO,

P.L.L.P.

Attorneys for Mortgagee/Assignee

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