

# NOTICE OF MORTGAGE FORECLOSURE SALE

15-102086

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 the conditions of the following described mortgage:

DATE OF MORTGAGE:

December 21, 2012

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$199,126.00

MORTGAGOR(S): Dana Ragsdale and Robert C. Ragsdale,

MORTGAGEE:

Wells Fargo Bank, N.A.

LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON THE MORTGAGE:

Wells Fargo Bank, N.A.

SERVICER:

BSI Financial Services

DATE AND PLACE OF FILING:

Filed January 17, 2013, Mille Lacs County Recorder, as Document Number A377601

ASSIGNMENTS OF MORTGAGE: Assigned to: US Bank Trust, N.A. as Trustee of the Igloo Series III Trust

LEGAL DESCRIPTION OF PROPERTY:

That part of the Southeast Quarter of the Southeast Quarter of Section 34, Township 36, Range 26, lying Southwesterly of the Center line of County State Aid Highway No. 1

PROPERTY ADDRESS: 1053 Alpha Road, Princeton, MN 55371

PROPERTY IDENTIFICATION NUMBER: 16.034.4901

COUNTY IN WHICH PROPERTY IS LOCATED: Mille Lacs

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE:

\$199,496.15

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:

March 15, 2018, 10:00am

PLACE OF SALE: Sheriff's Main Office, 640 3rd Street SE, Milaca, MN 56353

to pay the debt 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 6 months from the date of said sale by the mortgagor(s) the personal representatives or assigns.

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 15, 2018, or the next business day if September 15, 2018 falls on a Saturday, Sunday or legal holiday.

"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 5 UNITS, ARE NOT PROPERTY USED FOR AGRICULTURAL PRODUCTION, AND ARE ABANDONED.

Dated: January 17, 2018

U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF THE IGLOO SERIES III TRUST

Assignee of Mortgagee

SHAPIRO & ZIELKE, LLP

BY /s/

Lawrence P. Zielke - 152559

Diane F. Mach - 273788

Melissa L. B. Porter - 0337778

Randolph W. Dawdy - 2160X

Gary J. Evers - 0134764

Tracy J. Halliday - 034610X

Attorneys for Mortgagee

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THIS IS A COMMUNICATION FROM A DEBT COLLECTOR

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## NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE SALE

The above referenced sale scheduled for March 15, 2018, at 10:00 am, has been postponed to March 29, 2018, at 10:00 am, and will be held at sheriffs main address 640 3rd Street SE, Milaca, MN 56353.

Unless the mortgage is reinstated under Minnesota Statute 580.30 or the property is redeemed under Minnesota Statute 580.23 the property must be vacated by September 29, 2018. If this date falls on a Saturday, Sunday or legal holiday, the date to vacate will be the next business day at 11:59 p.m.

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.

Dated: March 15, 2018.

U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF THE IGLOO SERIES III TRUST

Assignee of Mortgagee

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Attorney for Assignee of Mortgagee

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