
SHERIFF'S CERTIFICATE OF SALE AND FORECLOSURE RECORD

MORTGAGE DOCUMENT #3815979 (A)

DRAFTED BY:

Wilford, Geske & Cook P.A.

7616 Currell Blvd Ste 200

Woodbury, MN 55125-2296

FILE NUMBER: 036444F01

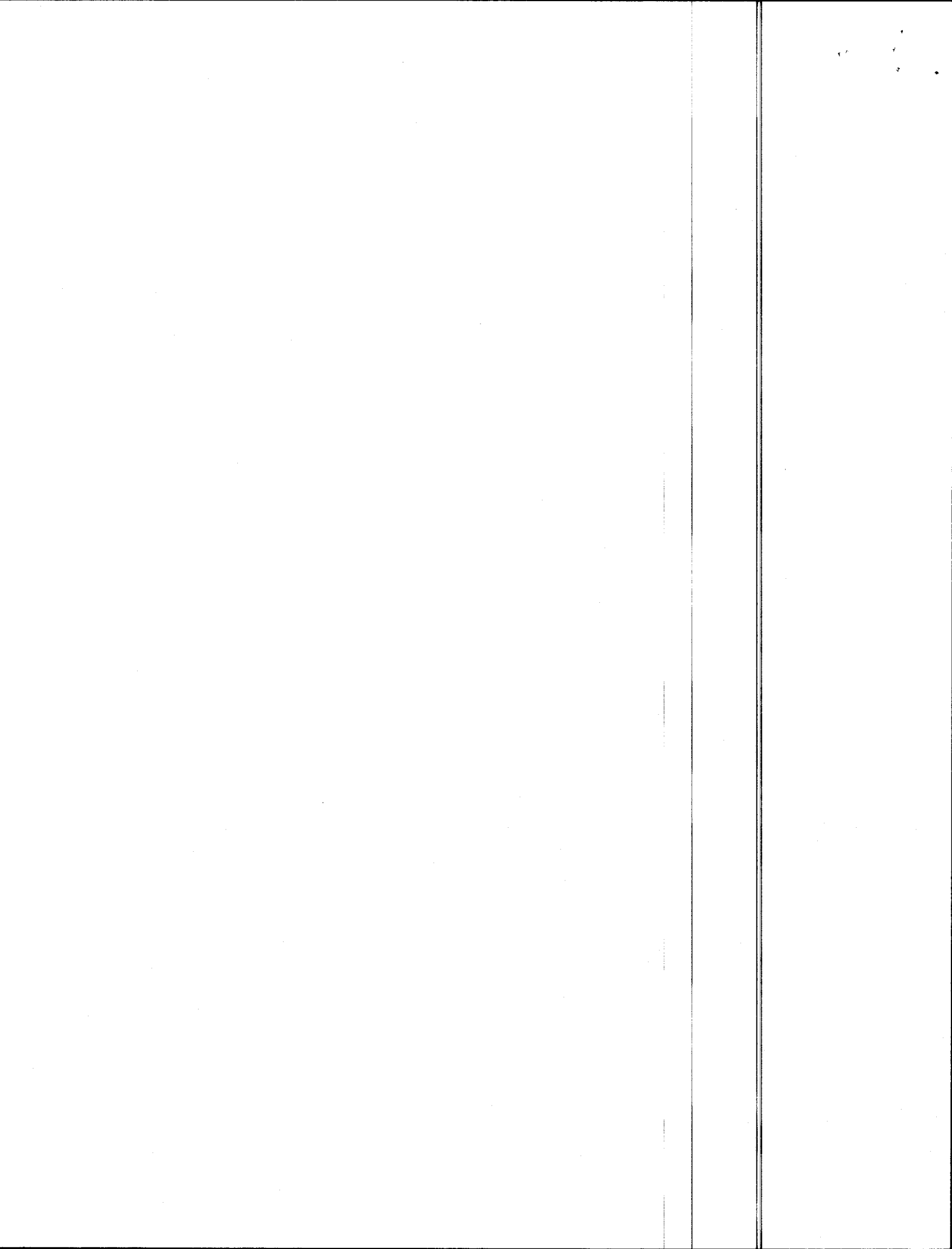
SEND TAX STATEMENTS TO:

U.S. Bank National Association

4801 Frederica St

Owensboro, KY 42301-7441

Parcel Number: 29.29.22.32.0036



Affidavit of Publication

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 15, 2004
ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$142,000.00
MORTGAGOR(S): Daniel J. Furlong and Jane F. Furlong, husband and wife
MORTGAGEE: First Residential Mortgage Corporation

DATE AND PLACE OF RECORDING:
Recorded: December 15, 2004 Ramsey County Recorder

Document Number: 3815979
LOAN MODIFICATION:
Dated: December 01, 2011
Recorded: January 13, 2012
Document Number: 4314935

ASSIGNMENTS OF MORTGAGE:
And assigned to: US Bank, NA
Dated: November 15, 2004
Recorded: December 15, 2004 Ramsey County Recorder

Document Number: 3815981
Transaction Agent: Not Applicable
Transaction Agent Mortgage Identification Number: Not Applicable
Lender or Broker: First Residential Mortgage Corporation

Residential Mortgage Servicer: U.S. Bank National Association
Mortgage Originator: Not Applicable

COUNTY IN WHICH PROPERTY IS LOCATED:
Ramsey

Property Address: 880 Clark St, Saint Paul, MN 55130-4213

Tax Parcel ID Number: 29.29.22.32.0036
LEGAL DESCRIPTION OF PROPERTY:
The North 1/2 of Lot 11 and the Southerly 6 feet of Lot 12, Block 5, Edmund Rice's First Addition to St. Paul
Together with a driveway easement as disclosed by Document No. 2003506

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$118,938.53

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: December 13, 2016 at 10:00 AM

PLACE OF SALE: Sheriff's Main Office, Lowry Building/City Hall Annex, 25 West 4th Street, Suite 150, St. Paul, 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 June 13, 2017, or the next business day if June 13, 2017 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.

STATE OF MINNESOTA)
(SS.
COUNTY OF RAMSEY)

Description:
880 Clark St Saint Paul, MN 55130-4213

Bazy C. Callender, being duly sworn on oath say she/he is and during all times herein stated has been the publisher or the publishers designated agent in charge of the newspaper known as

Capitol Report (MN)
332 Minnesota St. Suite W1293, St. Paul, MN 55101

and has full knowledge of the facts herein stated as follows:
(A) The newspaper has complied with all of the requirements to constitute a qualified newspaper under Minnesota law, including those requirements found in Minnesota Statute Section 331A.02.
(B) She/He further states on that the printed

Trustee Sales

11197843

hereto printed as it was printed and published there in the English language; that it was first so published on

October 31, 2016 for 6 time(s):
the subsequent dates of publications being as follows:

Mon, October 31, 2016 Mon, November 7, 2016 Mon, November 14, 2016
Mon, November 21, 2016 Mon, November 28, 2016 Mon, December 5, 2016

And that the following is a printed copy of the lower case alphabet from A to Z, both inclusive, and is hereby acknowledged as being the size and kind of type used in the composition and publication of said notice, to wit:

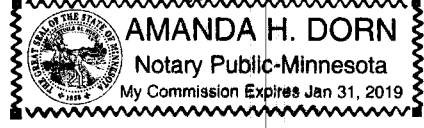
X abcdefghijklmnopqrstuvwxyz
abcdefghijklmnopqrstuvwxyz

Mortgage Foreclosure Notices (effective 7/1/2015). Pursuant to Minnesota Statutes §580.033 relating to the publication of mortgage foreclosure notices: The newspaper's known office of issue is located in Ramsey County. The newspaper complies with the conditions described in §580.033, subd. 1, clause (1) or (2). If the newspaper's known office of issue is located in the county adjoining the county where the mortgaged premises or some part of the mortgaged premises described in the notice are located, a substantial portion of the newspaper's circulation is in the latter county.

Bazy C. Callender

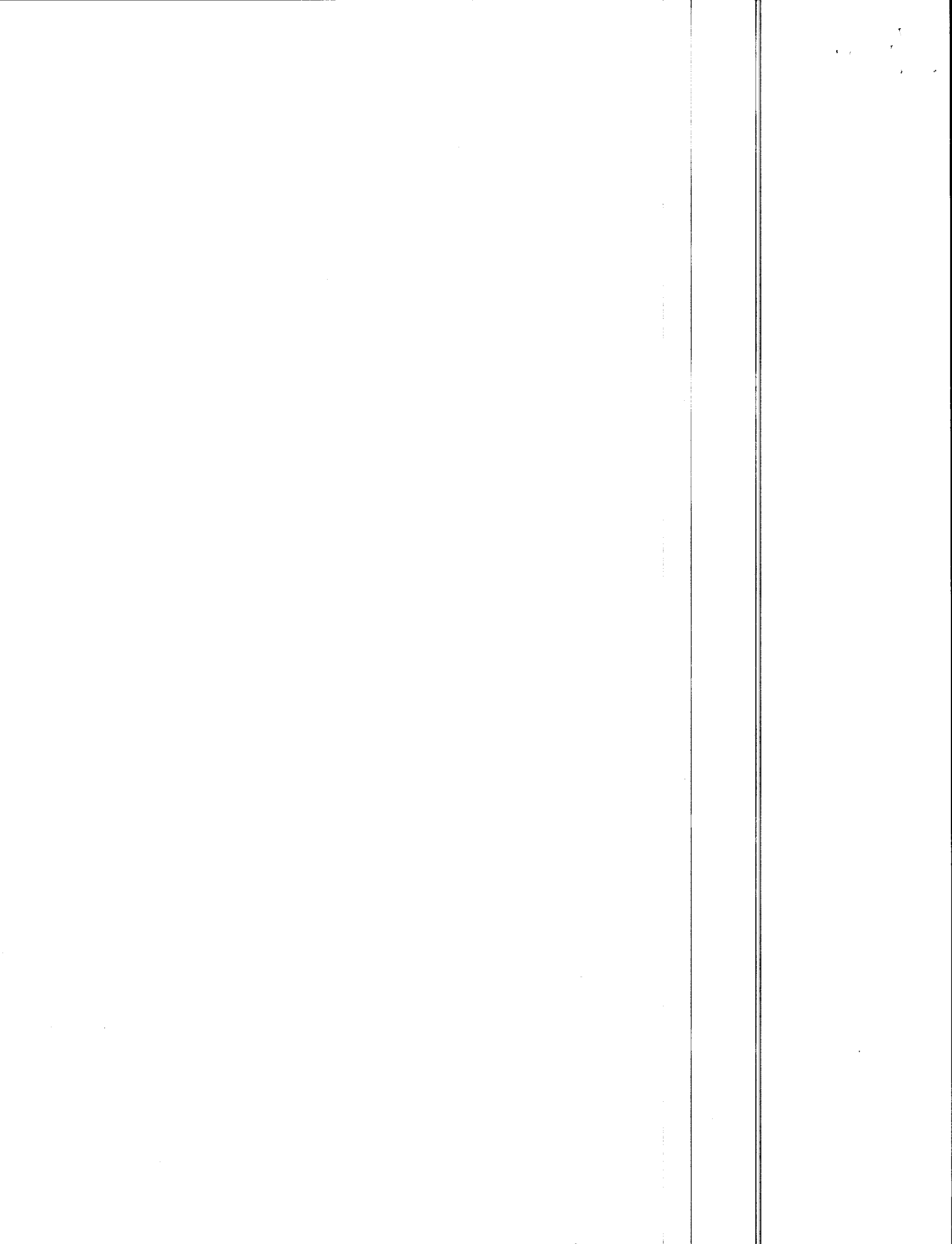
Subscribed and
Sworn to before me this 5th day of December, 2016

[Signature]
(Notarial Seal) Notary Public, Ramsey County, Minnesota



RATE INFORMATION:

1. Lowest classified rate paid by commercial users for comparable space:	\$	16.0000
2. Maximum rate allowed by law for the above matter:	\$	0.19339
3. Rate actually charged for the above matter:	\$	0.1758



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: October 26, 2016

U.S. BANK NATIONAL ASSOCIATION

Assignee of Mortgagee

WILFORD, GESKE & COOK P.A.

Attorneys for Assignee of Mortgagee

7616 Currell Blvd, Suite 200

Woodbury, Minnesota 55125-2296

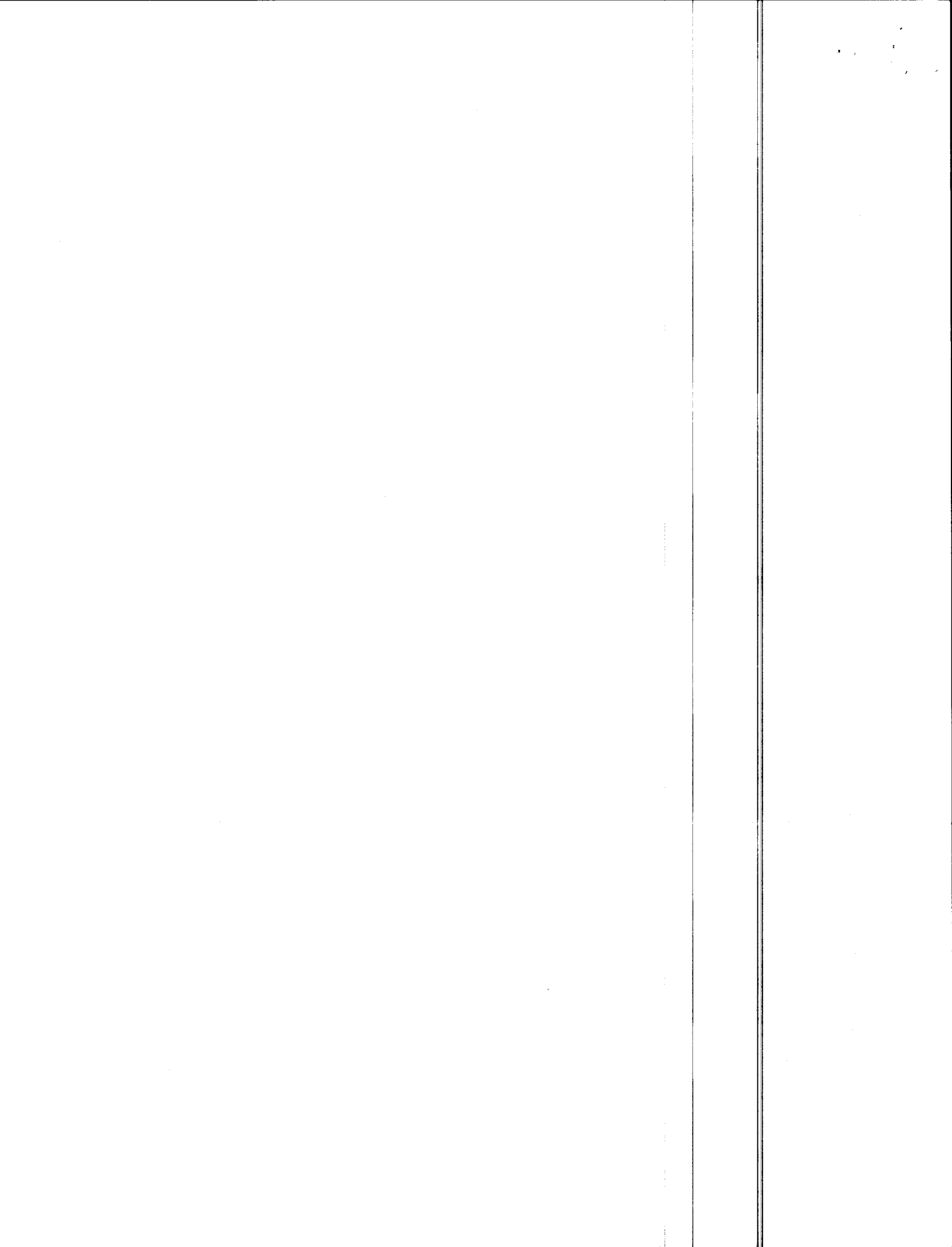
(651) 209-3300

File Number: 036444F01

(October 31-November 7-14-21-28-December 5)

===== ST. PAUL LEGAL LEDGER =====

11197843



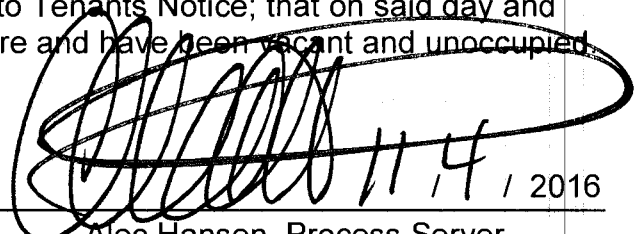
STATE OF MINNESOTA

AFFIDAVIT OF VACANCY

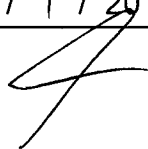
COUNTY OF HENNEPIN

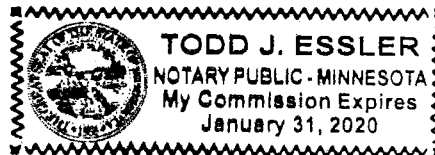
METRO LEGAL SERVICES

Alec Hansen, being duly sworn, on oath says that on November 4, 2016 he went upon the land and premises commonly known as 880 Clark Street, Saint Paul, County of Ramsey, State of Minnesota, and described in the attached Notice of Mortgage Foreclosure Sale, Homestead Designation Notice, Help for Homeowners in Foreclosure Notice, Notice of Redemption Rights and Foreclosure Advice to Tenants Notice for the purpose of serving the attached Notice of Mortgage Foreclosure Sale, Homestead Designation Notice, Help for Homeowners in Foreclosure Notice, Notice of Redemption Rights and Foreclosure Advice to Tenants Notice; that on said day and for sometime prior thereto, said premises were and have been vacant and unoccupied.


11 / 4 / 2016
Alec Hansen, Process Server

Subscribed and sworn to before me on

11 / 4 / 2016




2124148 - 1

SHERIFF'S CERTIFICATE OF SALE AND FORECLOSURE RECORD

SHERIFF'S CERTIFICATE OF SALE

STATE OF MINNESOTA

COUNTY OF RAMSEY

I, Matt Bostrom, Sheriff of the County of Ramsey, State of Minnesota, do hereby certify that pursuant to the printed Notice of Foreclosure sale hereto attached and the power of sale contained in the following described mortgage:

DATE OF MORTGAGE: November 15, 2004

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$142,000.00

MORTGAGOR(S): Daniel J. Furlong and Jane F. Furlong, husband and wife

MORTGAGEE: First Residential Mortgage Corporation

DATE AND PLACE OF RECORDING:

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Lender or Broker: First Residential Mortgage Corporation

Residential Mortgage Servicer: U.S. Bank National Association

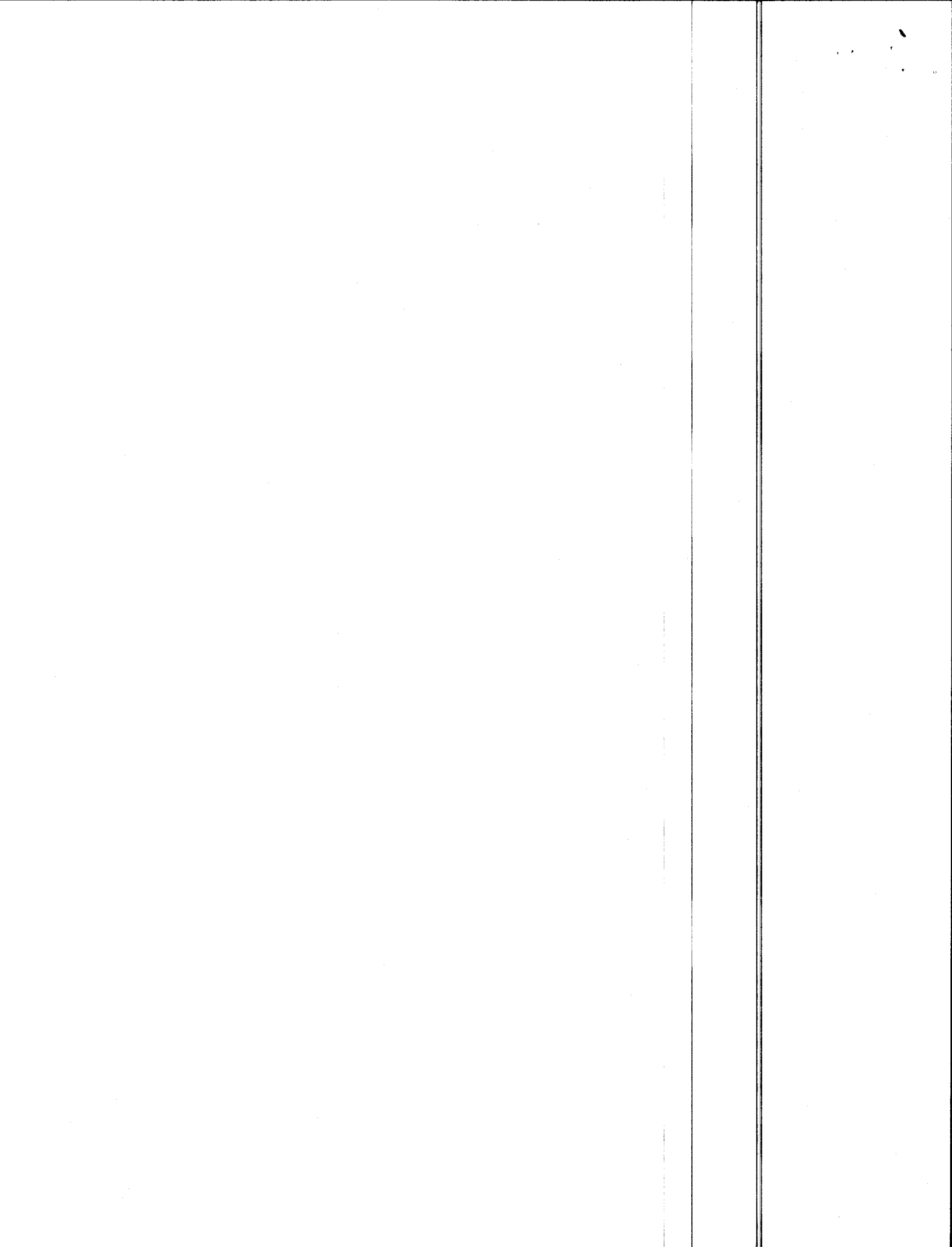
Mortgage Originator: Not Applicable

COUNTY IN WHICH PROPERTY IS LOCATED: Ramsey

Property Address: 880 Clark St, Saint Paul, MN 55130-4213

Tax Parcel ID Number: 29.29.22.32.0036

I did, at the time and place in said notice specified:



DATE AND TIME OF SALE: 12/13/2016 10:00 AM

PLACE OF SALE: Sheriff's Main Office, Lowry Building/City Hall Annex, 25 West 4th Street, Suite 150, St. Paul, Minnesota

offer for sale and sell at public auction to the highest bidder and best bidder, the tract of land described as follows, to wit:

The North 1/2 of Lot 11 and the Southerly 6 feet of Lot 12, Block 5, Edmund Rice's First Addition to St. Paul Together with a driveway easement as disclosed by Document No. 2003506

and did strike off and sell the same to: U.S. BANK NATIONAL ASSOCIATION

for the sum of: \$76,375.00

said purchaser being the highest bidder and said sum being the highest and best bid offered therefore and that said sale was in all respects openly, honestly, fairly, and lawfully conducted, and the time allowed for redemption by the mortgagor(s), their personal representatives or assigns is six (6) months from the date of said sale.

Interest rate on the date of sale: 4.25%

IN TESTIMONY WHEREOF, I have hereunto set my hand on 12/13/2016.

STATE OF MINNESOTA

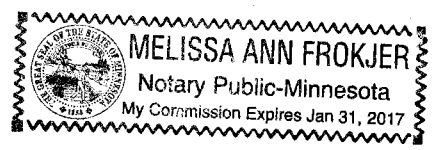
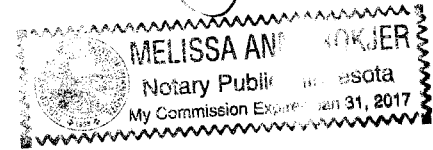
Matt Bostrom

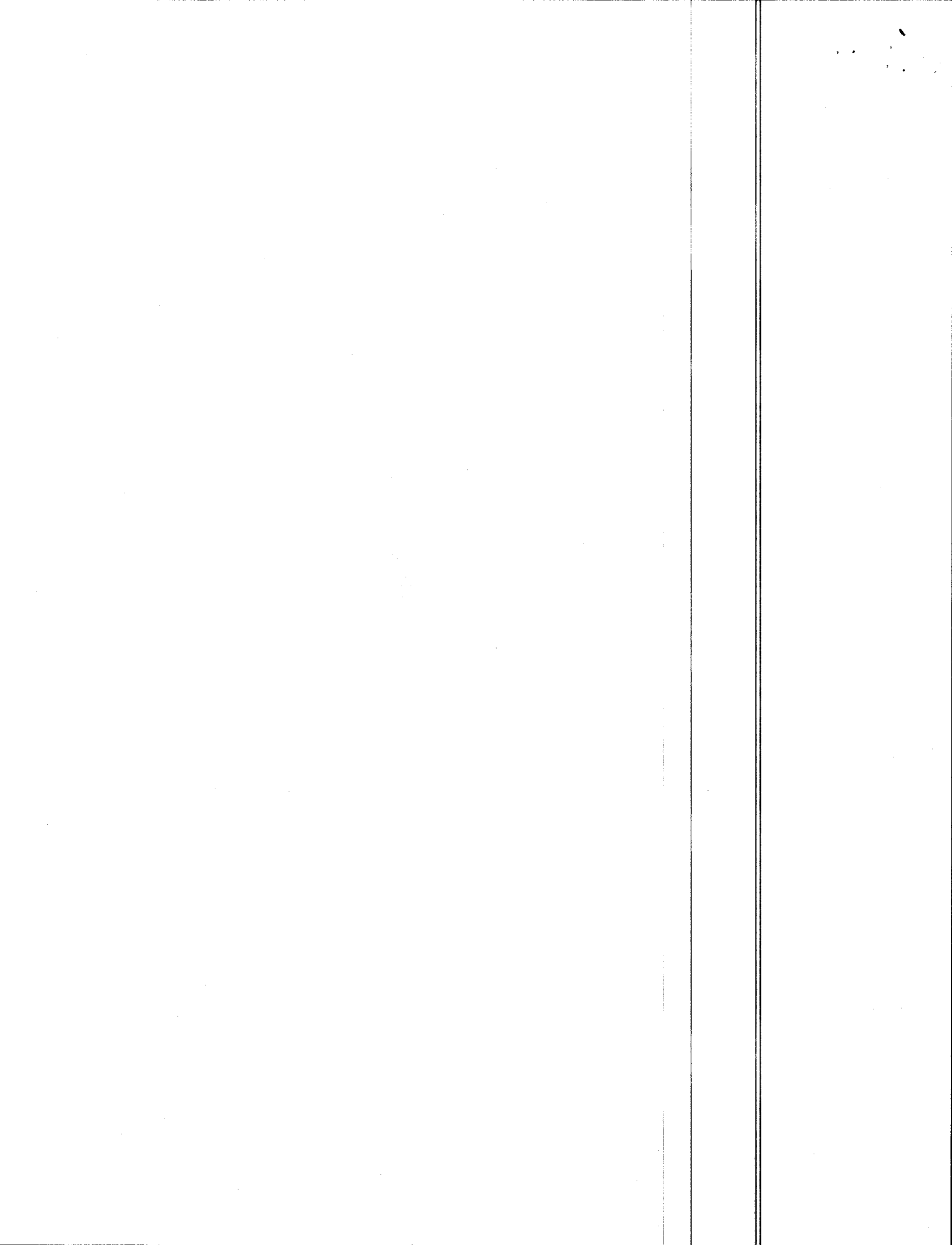
COUNTY OF Ramsey

By *[Signature]*, Deputy

On 12/13/2016, before me personally appeared *Daniel Westlund*, known to be the *Deputy* Sheriff of said County, and the person described in and who executed the foregoing instrument, and acknowledged that he/she executed the same as his/her free act and deed as such *Deputy* Sheriff.

[Signature]





AFFIDAVIT OF MILITARY STATUS

STATE OF MINNESOTA

COUNTY OF WASHINGTON

The below signed being first duly sworn on oath says that he/she knows the facts relating to the military status of Daniel J. Furlong and Jane Furlong owner(s) of the mortgaged premises described in the foregoing Sheriff's Certificate of mortgage foreclosure sale thereof, that said person(s) was not in the military or naval service of the United States at the time of this affidavit, or during the twelve (12) months preceding such sale, as appears from facts known at the time of this affidavit.

Dated: 12-12-16

Eric D. Cook, Christina M. Snow, Michael R. Sauer,
David R. Mortensen, Orin J. Kipp, Greta L. Bjerkness
ATTORNEYS FOR WILFORD, GESKE & COOK, P.A.

Signed or attested before me on 12/12/16, by Orin J Kipp.

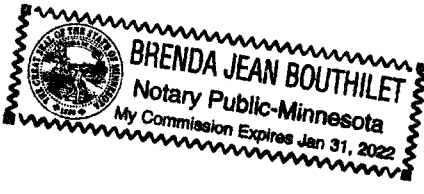
Brenda Jean Bouthilet

Notary Public

Legal Assistant

Title (and rank)

My commission expires: 11/31/22



THE UNIVERSITY OF CHICAGO
LIBRARY
540 EAST 57TH STREET
CHICAGO, ILL. 60637
TEL: 773-936-3200

AFFIDAVIT OF COSTS AND DISBURSEMENTS

STATE OF MINNESOTA

COUNTY OF WASHINGTON

The below signed being first duly sworn on oath says that he/she is the attorney foreclosing the mortgage described in the printed notice of mortgage foreclosure sale hereto attached; that the following is a detailed bill of the costs and disbursements of said foreclosure, and that the same have been absolutely and unconditionally paid or incurred therein, to wit:

\$1,185.00	Attorney's Fee for foreclosing said mortgage
\$620.00	Publication of Notice of Mortgage Foreclosure
\$96.00	Recording Costs
\$60.00	Sale Fee
\$75.00	Service Costs
\$175.00	Title Search
\$2,211.00	Total

Dated: 12.12.16

Eric D. Cook, Christina M. Snow, Michael R. Sauer,
David R. Mortensen, Orin J. Kipp, Greta L. Bjerkness
ATTORNEYS FOR WILFORD, GESKE & COOK, P.A.

Signed or attested before me on 12/12/16 by Orin J Kipp.

Brenda Jean Bouthilet

Notary Public

Legal Assistant

Title (and rank)

My commission expires: 1/31/22



1997

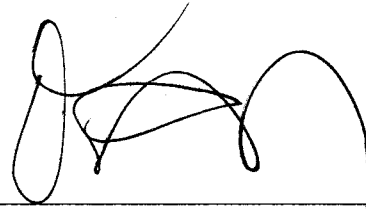
AFFIDAVIT OF COMPLIANCE

STATE OF MINNESOTA

COUNTY OF WASHINGTON

The below signed being first duly sworn on oath, states that any applicable notices required under sections 580.021, 580.04, 580.041, 580.042, 582.039, 582.041 or 582.042 of the Minnesota Statutes have been provided in compliance with those sections.

Dated: 12.12.16



Eric D. Cook, Christina M. Snow, Michael R. Sauer,
David R. Mortensen, Orin J. Kipp, Greta L. Bjerkness
ATTORNEYS FOR WILFORD, GESKE & COOK, P.A.

Signed or attested before me on 12/12/16, by Orin J Kipp.

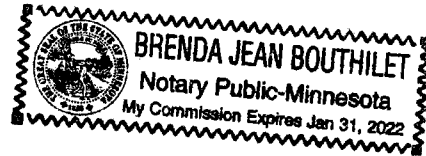
Brenda Bouthilet

Notary Public

Legal Assistant

Title (and rank)

My commission expires: 1/31/22



File Number: 036444F01

1911



Doc No **A04638497**

Certified, filed and/or recorded on
Dec 15, 2016 11:58 AM

Office of the County Recorder
Ramsey County, Minnesota
Susan R Roth, County Recorder
Christopher A. Samuel, County Auditor and Treasurer
Deputy 711 Pkg ID 1165266C

Document Recording Fee Abstract	\$46.00
<i>Document Total</i>	\$46.00

