

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 the conditions of the following described mortgage:

DATE OF MORTGAGE:

11/14/2017

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$254,308.00

MORTGAGOR(S): Almira Konjaric, a married woman as her sole and separate property

MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as nominee for Bay Equity LLC

DATE AND PLACE OF FILING: 11/16/2017 as Instrument No. 3223555 in the Office of the County Recorder in Dakota County, Minnesota.

The mortgage was assigned for value as follows:

Assignee: Freedom Mortgage Corporation

Assignment dated: 10/25/2018

Assignment recorded:

10/25/2018

Assignment recording information: Instrument No. 3277359

All in the records of the County Recorder in Dakota County, Minnesota.

TAX PARCEL I.D. NO.:

22-75851-02-050

LEGAL DESCRIPTION OF PROPERTY: Lot 5, Block 2, The Meadows Second Addition, Dakota County, Minnesota.

Abstract Property

STREET ADDRESS OF PROPERTY: 9921 207th Street W, Lakeville, MN 55044

COUNTY IN WHICH PROPERTY IS LOCATED: Dakota

LENDER OR BROKER AND MORTGAGE ORIGINATOR:

Bay Equity LLC

RESIDENTIAL MORTGAGE SERVICER:

Freedom Mortgage Corporation

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE: \$268,171.19 AS OF 03/20/2019.

THAT no action or proceeding has been instituted at law to recover the debt secured by said mortgage, or any part thereof; that there has been compliance with all pre-foreclosure notice and acceleration requirements of said mortgage, and/or applicable statutes.

Pursuant to the power of sale contained in said Mortgage, the Mortgage will be foreclosed, and the mortgaged premises will be sold by the Sheriff of Dakota County, Minnesota at public auction as follows:

DATE AND TIME OF SALE:

05/03/2019 at 10:00am

PLACE OF SALE: Dakota County Sheriff's Office, 1580 Highway 55, Hastings, MN 55033 to pay the debt then secured by said mortgage and taxes, if any actually paid by the mortgagee, on the premises and the costs and disbursements allowed by law. The time allowed by law for redemption by said Mortgagor(s) or Mortgagor's personal representatives or assigns is six (6) months.

TIME AND DATE TO VACATE PROPERTY: If the mortgage is not reinstated under Minn. Stat. §580.30 or redeemed under Minn. Stat. §580.23, the mortgagor must vacate the mortgaged property by 11:59 p.m. on 11/03/2019, or the next business day if 11/03/2019 falls on a Saturday, Sunday or legal holiday.

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 MORTGAGED PREMISES ARE IMPROVED WITH A RESIDENTIAL DWELLING OF LESS THAN FIVE UNITS, ARE NOT PROPERTY USED IN AGRICULTURAL PRODUCTION, AND ARE ABANDONED.

Freedom Mortgage Corporation, Mortgagee/Mortgagee Assignee

The Sayer Law Group, P.C.,

By Brian G. Sayer,

Attorney for Mortgagee/Mortgagee Assignee

925 E 4th St.,

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THIS IS A COMMUNICATION FROM A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

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