

NOTICE OF MORTGAGE

FORECLOSURE SALE

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

DATE OF MORTGAGE:

August 01, 2017

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$314,105.00

MORTGAGOR(S): Jason J. Titus and Dawn Titus, Husband and Wife

MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as nominee for Nations Direct Mortgage, LLC, its successors and assigns

DATE AND PLACE OF RECORDING:

Recorded: August 08, 2017 Dakota County Recorder

Document Number: 3206630

ASSIGNMENTS OF MORTGAGE:

And assigned to: Nations Direct Mortgage, LLC

Dated: November 29, 2018

Recorded: December 03, 2018 Dakota County Recorder

Document Number: 3283083

Transaction Agent: Mortgage Electronic Registration Systems, Inc.

Transaction Agent Mortgage Identification Number:

1006118-0000104549-3

Lender or Broker: Nations Direct Mortgage, LLC

Residential Mortgage Servicer:

Nations Direct Mortgage, LLC

Mortgage Originator:

Not Applicable

COUNTY IN WHICH PROPERTY IS LOCATED: Dakota

Property Address:

12097 Gantry Ct,

Apple Valley, MN 55124-6200

Tax Parcel ID Number:

01-15201-01-120

LEGAL DESCRIPTION OF PROPERTY: Lot 12, Block 1, Briar Oaks of Apple Valley 2nd Addition, Dakota County, Minnesota

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$322,644.27

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:

January 28, 2019 at 10:00 AM

PLACE OF SALE: Dakota County Law Enforcement Center, 1580 Highway 55, Lobby S-100, Hastings, 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 July 29, 2019, or the next business day if July 29, 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: December 14, 2018

ASSIGNEE OF MORTGAGEE:

Nations Direct Mortgage, LLC

Wilford, Geske & Cook P.A.

Attorneys for Assignee of Mortgagee

7616 Currell Blvd; Ste 200

Woodbury, MN 55125-2296

(651) 209-3300

File Number: 041098F01

NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE SALE

The above referenced sale scheduled for January 28, 2019 at 10:00 AM has been postponed to February 19, 2019 at 10:00 AM in the Dakota County Law Enforcement Center, 1580 Highway 55, Lobby S-100, Hastings, Minnesota in said County and State.

DATED: December 28, 2018

ASSIGNEE OF MORTGAGEE:

Nations Direct Mortgage, LLC

Wilford, Geske & Cook P.A.

Attorneys for Assignee Of Mortgagee

7616 Currell Blvd; Ste 200

Woodbury, MN 55125-2296

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