

**NOTICE OF
POSTPONEMENT OF
FORECLOSURE SALE**

The below referenced sale scheduled for November 19, 2024 at 10:00 AM , has been postponed to December 10, 2024 at 10:00 AM, located at Sheriff's Office, Law Enforcement Center, 15015 62nd Street North, Stillwater, MN, Washington Minnesota The time allowed by law for redemption by said mortgagor(s), their personal representatives or assigns is 6.00 months from the date of sale. If Mortgage is not reinstated under Minn. Stat. Section 580.30 or the property is not redeemed under Minn. Stat. Section 580.23, the Mortgagor must vacate the property on or before 11:59 p.m. on June 10, 2025, or the next business day if June 10, 2025 falls on a Saturday, Sunday or legal holiday.

Dated: November 15, 2024
Click n Close, Inc.
Michael Everson #0388310
Attorneys for Click n Close, Inc.
Randall S. Miller and Associates, PLLC
Edinburgh Executive Office Center,
8525 Edinbrook Crossing North
Suite #210
Brooklyn Park, MN 55443
(952) 232-0052
Our File No. 23MN00107-2

**NOTICE OF MORTGAGE
FORECLOSURE SALE**

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: June 11, 2020

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$232,454.00

MORTGAGOR(S):

Stephanie Carlson, A Single Woman and John Zerwas, A Single Man

MORTGAGEE: Mortgage Electronic Registration Systems Inc., acting solely as nominee for Mid America Mortgage Inc.

TRANSACTION AGENT:

Mortgage Electronic Registration Systems Inc MIN#:

100132010022272999

SERVICER: Click N Close, Inc.

LENDER: Mid America Mortgage Inc.

DATE AND PLACE OF FILING:

Washington County Minnesota, Recorder, on June 15, 2020,
as Document No. 4247566.

ASSIGNED TO: Click N Close, Inc. by an Assignment of Mortgage dated 06/08/2023, and recorded on 06/14/2023 as Document No. 4408149.

LEGAL DESCRIPTION OF PROPERTY: Lot 41, Block 2, Waters Edge South Third Addition, CIC No. 258, Washington County, Minnesota.

PROPERTY ADDRESS: **15135 French Dr. N, Hugo, MN 55038**

PROPERTY I.D: 18.031.21.44.0143

COUNTY IN WHICH PROPERTY IS LOCATED: Washington

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: Two Hundred Twenty Thousand Three Hundred Twelve and 79/100 (\$220,312.79) 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 above described property will be sold by the Sheriff of said county as follows:

DATE AND TIME OF SALE: 10:00 AM on November 19, 2024

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 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), their personal representatives or assigns is 6.00 months from the date of sale. If Mortgage is not reinstated under Minn. Stat. Section 580.30 or the property is not redeemed under Minn. Stat. Section 580.23, the Mortgagor must vacate the property on or before 11:59 p.m. on May 19, 2025, or the next business day if May 19, 2025 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 FIVE UNITS, ARE NOT PROPERTY USED IN AGRICULTURAL PRODUCTION, AND ARE ABANDONED."

Dated: October 4, 2024
Click n Close, Inc.
Randall S. Miller and Associates, PLLC
Attorneys for Assignee of Mortgage/Mortgagee
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8525 Edinbrook Crossing North
Suite #210
Brooklyn Park, MN 55443
Phone: 952-232-0052
Our File No. 23MN00107-2
A-4825869