

## **NOTICE OF MORTGAGE FORECLOSURE SALE**

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

DATE OF MORTGAGE: June 7, 2019

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$283,303.00

MORTGAGOR(S):

Jason Skovbrotten

and Ashley Tauer-Skovbrotten

Husband and Wife

MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for PrimeLending, a PlainsCapital Company, its successors and assigns

DATE AND PLACE OF RECORDING:

Recorded: August 7, 2019 Dakota County Recorder

Document Number: 3319197

LOAN MODIFICATION:

Dated: February 8, 2024

Recorded: March 27, 2024

Document Number: 3624806

ASSIGNMENTS OF MORTGAGE:

And assigned to: Colonial Savings, F.A.

Dated: September 1, 2022

Recorded: September 23, 2022 Dakota County Recorder

Document Number: 3559577

Transaction Agent: Mortgage Electronic Registration Systems, Inc.

Transaction Agent Mortgage Identification Number: 100053601317069770

Lender/Broker/Mortgage Originator: PrimeLending, a PlainsCapital Company

Residential Mortgage Servicer: Colonial Savings, FA

COUNTY IN WHICH PROPERTY IS LOCATED: Dakota

Property Address:

14698 Dunbar Ct,

Apple Valley, MN 55124-7754

Tax Parcel ID Number:

01-20500-01-180

LEGAL DESCRIPTION OF PROPERTY: Lot Eighteen (18), Block One (1), Diamond Path Addition, Dakota County, Minnesota

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$293,133.92

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:

November 06, 2024 at 10:00 AM

PLACE OF SALE:

County Sheriff's office,

Law Enforcement Center,

1580 Highway 55,

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 May 06, 2025, or the next business day if May 06, 2025 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: September 12, 2024

MORTGAGEE: Colonial Savings, F.A.

## **NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE SALE**

The above referenced sale scheduled for November 6, 2024 at 10:00 AM has been postponed to November 26, 2024 at 9:00 AM in the Dakota County Sheriff's office, Law Enforcement Center, 1580 Highway 55, Hastings, Minnesota in said County and State.

DATED: November 5, 2024

MORTGAGEE: Colonial Savings, F.A.

Wilford, Geske & Cook, P.A.

Attorneys for Mortgagee

7616 Currell Boulevard, Suite 200

Woodbury, MN 55125

(651) 209-3300

File Number: 051665-F3

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