

NOTICE OF MORTGAGE

FORECLOSURE SALE

Minn. Stat. 580.025, 580.04

Date: October 17, 2018

YOU ARE NOTIFIED that default has occurred in the conditions of the following described Mortgage:

1. Date of Mortgage: December 20, 2003

2. Mortgagors: Brian F. Sweeney and Marlys S. Sweeney, husband and wife, as Joint Tenants

3. Mortgagee: Mortgage Electronic Registration Systems, Inc., solely as nominee for GMAC Mortgage Corporation dba ditech.com

4. Recording Information: Recorded on 02/05/2004, as Document Number 0529203, in the Office of the County Registrar of Titles of Dakota County, Minnesota.

5. Assignments of Mortgage: Assigned to Old Republic Insurance Company by written assignment recorded on 07/31/2017 as Document Number 780585 in the recording office stated in paragraph 4. Assigned to Ocean Point Trust by written assignment recorded on 07/31/2017 as Document Number 780586 in the recording office stated in paragraph 4.

6. Tax parcel identification number of the mortgaged premises: 20-32700-070-03

7. Legal description of the mortgaged premises: All that parcel of land in City of Inver Grove Heights, Dakota County, State of Minnesota, as more fully described in Deed Doc# 435042, ID# 20-32700-070-03, being known and designated as Lot 7, Block 3, Hidden Forest by fee simple deed from M.W. Johnson Construction, Inc. a corporation as set forth in Doc# 435042 dated 01/29/2001 and recorded 02/27/2001, Dakota County Records, State of Minnesota. All or part of this property is Torrens.

8. The physical street address, city, and zip code of the mortgaged premises: 9029 Coffman Circle, Inver Grove Heights, MN 55076

9. The person holding the Mortgage: is not a transaction agent, as defined by Minn. Stat. 58.02, subd. 30. The name of the residential mortgage servicer and the lender or broker, as defined in Minn. Stat. 58.02 is: Madison Management Services and OceanPointe Trust

10. The name of the mortgage originator, as defined in Minn. Stat. 58.02, is: Mortgage Electronic Registration Systems, Inc., solely as nominee for GMAC Mortgage Corporation dba ditech.com

11. The requisites of Minn. Stat. 580.02 have been satisfied.

12. The original principal amount secured by the Mortgage was \$70,000.00

13. At the date of this notice the amount due on the Mortgage, including taxes, if any, paid by the holder of the mortgage, is: \$103,194.22

14. Pursuant to the power of sale in the Mortgage, the Mortgage will be foreclosed, and the mortgaged premises will be sold by the Sheriff of Dakota County, Minnesota, at public auction on December 18, 2018 at 10:00 a.m. at Dakota County Sheriff's Office, 1580 Highway 55, Hastings, MN 55033

15. The time allowed by law for redemption by Mortgagor or Mortgagor's personal representative or assigns is 6 months after the date of the sale.

16. Minn. Stat. 580.04(b) provides, "If the real estate is an owner-occupied, single-family dwelling, the notice must also specify the date on or before which the mortgagor must vacate the property if the mortgage is not reinstated under section 580.30 or the property redeemed under section 580.23." If this statute applies, the time to vacate the property is 11:59 p.m. on June 18, 2019.

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.

Name of Mortgagee or Mortgage Assignee: OceanPointe Trust

Name and address of Attorney for Mortgagee or Mortgage Assignee: Daniel O. Barham,

Barham Legal LLC,
2644 Kull Road,
Lancaster, Ohio 43130

Published in the

Dakota County Tribune

October 26,

November 2, 9, 16, 23, 30, 2018

NOTICE OF

POSTPONEMENT

OF MORTGAGE

FORECLOSURE SALE

Pursuant to the provisions of Minnesota Statutes 580.07, the foregoing foreclosure sale is postponed until Tuesday, January 29, 2018 at 10:00 am at the Dakota County Sheriff's Office, 1580 Highway 55, Hastings, MN 55033, in said county and state.

Dated: November 26, 2018

OceanPointe Trust
Assignee of Mortgagee
Barham Legal LLC
Attorneys for Assignee of Mortgagee
2644 Kull Road
Lancaster, Ohio 43130
(740)689-9828

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.

Published in the

Dakota County Tribune

December 7, 2018

883225