

NOTICE OF MORTGAGE FORECLOSURE SALE

Default has occurred in the conditions of the mortgage given by Brenda K Unzen and Christopher Unzen, husband and wife, as mortgagor to Associated Healthcare Credit Union, the lender and mortgage originator as stated on the mortgage, dated April 5, 2010 and recorded May 14, 2010, as Dakota County Recorder doc 2730245; Assigned to the Companion Property and Casualty Insurance Company by recorder's doc 2827891, recorded 11/1/2011. Assigned to Park Tree Investments 20, LLC by recorder's doc 3216878, recorded 10/9/2017.; original principal amount: \$15,106.50. Transaction agent: None. Mortgage servicer: FCI Lender Services, Inc

The amount due, including taxes paid by the mortgagee, as of February 11, 2019, is \$20,282.62.

The mortgaged property, located in Dakota County, is described as:

Address:

5001 142nd Path W,
Apple Valley, MN 55124

Tax ID: 01.31010.700.01

Legal: Lot 70, Block 1, Greenleaf Eleventh Addition, Dakota County, Minnesota

No action has been instituted to recover any part of the debt secured by the mortgage. Mortgagee has complied with all notice and acceleration requirements of the mortgage and the law.

Pursuant to the power of sale contained in the mortgage, this property will be sold by the county Sheriff to pay the debt it secures, taxes actually paid by the mortgagee, and expenses allowed by law on April 16, 2019, at 10:00 a.m. at the Dakota County Sheriff's Office, 1580 Highway 55, Hastings, MN 55033.

The time allowed by law for redemption by the mortgagor(s), or the mortgagor's personal representatives or assigns is Six (6) Months from the date of the sale.

The mortgagor (borrower) must vacate the property if the mortgage is not reinstated under Minn Stat 580.30 or the property redeemed under Minn Stat 580.23 by 11:59 p.m. on October 16, 2019, or on the next business day if that day is 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.

PARK TREE INVESTMENTS 20, LLC

By: /s/ Leonard V. Crowley

Leonard V. Crowley

Attorney for Mortgage Holder

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Atty. Reg. No. 13434

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