

## **NOTICE OF MORTGAGE**

### **FORECLOSURE SALE**

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

**DATE OF MORTGAGE:**

February 24, 2016

**ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE:** \$142,503.00

**MORTGAGOR(S):** Mesfin Ayele and Birtukan Ayele, Husband and Wife

**MORTGAGEE:** Mortgage Electronic Registration Systems, Inc., as nominee for Pacific Union Financial, LLC, its successors and/or assigns

**DATE AND PLACE OF REGISTERING:**

Registered: February 26, 2016  
Dakota County Registrar of Titles  
Document Number: 757581

**ASSIGNMENTS OF MORTGAGE:**

And assigned to: Pacific Union Financial, LLC

Dated: March 14, 2018

Registered: March 29, 2018  
Dakota County Registrar of Titles  
Document Number: 790289

Transaction Agent: Mortgage Electronic Registration Systems, Inc.

Transaction Agent Mortgage Identification Number:  
100521331000077765

Lender or Broker: Pacific Union Financial, LLC

Residential Mortgage Servicer:

Pacific Union Financial, LLC

Mortgage Originator:

Not Applicable

**CERTIFICATE OF TITLE NUMBER:** 161534

**COUNTY IN WHICH PROPERTY IS LOCATED:** Dakota

Property Address: 1901 E 122nd St, Burnsville, MN 55337-3189

Tax Parcel ID Number:

02-18125-01-050

**LEGAL DESCRIPTION OF PROPERTY:** Lot Five (5), Block One (1), Colony Park, Dakota County, Minnesota

**AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE:** \$170,792.59

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; that this is registered property;

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:**

March 25, 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 September 25, 2019, or the next business day if September 25, 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: February 01, 2019

ASSIGNEE OF MORTGAGEE:  
Pacific Union Financial, LLC  
Wilford, Geske & Cook P.A.

Attorneys for Assignee of Mortgagee  
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File Number: 039626F02

Published in the  
Dakota County Tribune  
February 8, 15, 22,  
March 1, 8, 15, 2019  
903597