

NOTICE OF MORTGAGE FORECLOSURE SALE

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

DATE OF MORTGAGE:

October 10, 2015

**ORIGINAL PRINCIPAL AMOUNT
OF MORTGAGE: \$321,500.00**

MORTGAGOR(S): John M. Sciamanda and Susan E. Sciamanda, husband and wife

MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as nominee for Quicken Loans, Inc., its successors and/or assigns

DATE AND PLACE OF RECORDING:

Recorded: October 20, 2015

Dakota County Recorder

Document Number: 3095985

LOAN MODIFICATION:

Dated: December 07, 2017

Recorded: January 09, 2018

Document Number: 3231754

ASSIGNMENTS OF MORTGAGE:

And assigned to:

Quicken Loans Inc.

Dated: June 13, 2016

Recorded: June 15, 2016

Dakota County Recorder

Document Number: 3132947

Transaction Agent: Mortgage Electronic Registration Systems, Inc.

Transaction Agent Mortgage Identification Number: 100039033442367144

Lender or Broker:

Quicken Loans, Inc.

Residential Mortgage Servicer:

Quicken Loans Inc.

Mortgage Originator:

Not Applicable

COUNTY IN WHICH PROPERTY IS LOCATED: Dakota

Property Address:

16955 Hopewell Ct,

Lakeville, MN 55044-4663

Tax Parcel ID Number:

22-34606-02-130

LEGAL DESCRIPTION OF PROPERTY: Lot 13, Block 2, Hypotheque Crossing 7th Addition, Dakota County, Minnesota

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$331,725.80

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:

March 25, 2019 at 10:00 AM

PLACE OF SALE:

Dakota County

Law Enforcement Center,

1500 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. 8580.30 or the property is not redeemed under Minn. Stat. 8580.23, 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 05, 2019

ASSIGNEE OF MORTGAGEE:

Quicken Loans Inc.

Wilford, Geske & Cook P.A.

Attorneys for Assignee of Mortgagee

7616 Curran Blvd. Ste 200

Woodbury, MN 55125-2296

(651) 200-3300

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