

NOTICE OF MORTGAGE FORECLOSURE SALE

**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.**

**NOTICE IS HEREBY GIVEN, that
default has occurred in conditions
of the following described mort-
gage:**

DATE OF MORTGAGE:

March 31, 2015

MORTGAGOR: Nathan Kjellman
and Crystal A Kjellman, husband
and wife as joint tenants.

MORTGAGEE: Mortgage Elec-
tronic Registration Systems, Inc. as
nominee for American Mortgage &
Equity Consultants, Inc.

**DATE AND PLACE OF RE-
CORDING:** Filed April 14, 2015,
Dakota County Registrar of Titles,
Document No. T743894 on Certif-
icate of Title No. 161775.

**ASSIGNMENTS OF MORT-
GAGE:** Assigned to: Freedom
Mortgage Corporation. Dated De-
cember 7, 2018 Filed December 7,
2018, as Document No. 800181.
Said Mortgage being upon Regis-
tered Land.

TRANSACTION AGENT: Mort-
gage Electronic Registration Sys-
tems, Inc.

**TRANSACTION AGENT'S
MORTGAGE IDENTIFICATION
NUMBER ON MORTGAGE:** 1008671-0000025376-3

**LENDER OR BROKER AND
MORTGAGE ORIGINATOR STATED
ON MORTGAGE:** American Mort-
gage & Equity Consultants, Inc.

**RESIDENTIAL MORTGAGE
SERVICER:** Freedom Mortgage
Corporation

**MORTGAGED PROPERTY AD-
DRESS:**
3153 Jurdy Court North,
Eagan, MN 55121

TAX PARCEL I.D. #:
102096001180

**LEGAL DESCRIPTION OF
PROPERTY:**
Lot Eighteen (18), Block One (1),
in Donnywood, according to the
plat thereof, Dakota County, Min-
nesota.

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

**ORIGINAL PRINCIPAL AMOUNT
OF MORTGAGE:** \$250,310.00

**AMOUNT DUE AND CLAIMED
TO BE DUE AS OF DATE OF NO-
TICE, INCLUDING TAXES, IF ANY,
PAID BY MORTGAGEE:**

\$243,243.38

That prior to the commence-
ment of this mortgage foreclosure
proceeding Mortgagee/Assignee of
Mortgagee complied with all notice
requirements as required by stat-
ute; That no action or proceeding
has been instituted at law or other-
wise 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 28, 2019 at 10:00 AM
PLACE OF SALE:
Sheriff's Office,
Law Enforcement Center,
1580 Hwy 55, Lobby #S-100,
Hastings, MN

**to pay the debt then secured by
said Mortgage, and taxes, if any, on
said premises, and the costs and
disbursements, including attor-
neys' fees allowed by law subject
to redemption within six (6) months
from the date of said sale by the
mortgagor(s), their personal rep-
resentatives or assigns unless re-
duced to Five (5) weeks under MN
Stat. 580.07.**

**TIME AND DATE TO VACATE
PROPERTY:** If the real estate is
an owner-occupied, single-family
dwelling, unless otherwise provid-
ed by law, the date on or before
which the mortgagor(s) must vac-
ate the property if the mortgage is
not reinstated under section 580.30
or the property is not redeemed
under section 580.23 is 11:59 p.m.
on September 30, 2019 unless that
date falls on a weekend or legal
holiday, in which case it is the next
weekday, and unless the redemp-
tion period is reduced to 5 weeks
under MN Stat. 582.032.

**MORTGAGOR(S) RELEASED
FROM FINANCIAL OBLIGATION
ON MORTGAGE:** None

**THE TIME ALLOWED BY
LAW FOR REDEMPTION BY THE
MORTGAGOR, THE MORTGAG-
OR'S PERSONAL REPRESEN-
TATIVES OR ASSIGNS, MAY BE
REDUCED TO FIVE WEEKS IF A
JUDICIAL ORDER IS ENTERED
UNDER MINNESOTA STATUTES,
SECTION 582.032, DETERMIN-
ING AMONG OTHER THINGS,
THAT THE MORTGAGED PREM-
ISES ARE IMPROVED WITH A
RESIDENTIAL DWELLING OF
LESS THAN FIVE UNITS, ARE NOT
PROPERTY USED IN AGRICUL-
TURAL PRODUCTION, AND ARE
ABANDONED.**

Dated: January 23, 2019
Freedom Mortgage Corporation
Mortgagee/Assignee of Mortgagee
LISSET WINGARDEN AND
HEBO RILLER
Attorneys for Mortgagee/Assignee
of Mortgagee
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**THIS IS A COMMUNICATION
FROM A DEBT COLLECTOR.**

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