

## **NOTICE OF MORTGAGE**

### **FORECLOSURE SALE**

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

DATE OF MORTGAGE:

May 27, 2016

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$257,843.00

MORTGAGOR(S): Michael P. McAlpin and Katie M. McAlpin, spouses married to each other

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

DATE AND PLACE OF RECORDING:

Recorded: June 01, 2016 Dakota County Recorder

Document Number: 3130195

ASSIGNMENTS OF MORTGAGE:

And assigned to: Pacific Union Financial, LLC

Dated: November 09, 2018

Recorded: November 13, 2018

Dakota County Recorder

Document Number: 3280080

Transaction Agent: Mortgage Electronic Registration Systems, Inc.

Transaction Agent Mortgage Identification Number:

1004184-0000002089-7

Lender or Broker: Tradition Mortgage, LLC

Residential Mortgage Servicer:

Pacific Union Financial, LLC

Mortgage Originator:

Not Applicable

COUNTY IN WHICH PROPERTY IS LOCATED: Dakota

Property Address:

1440 Truax Cir,

Hastings, MN 55033-2476

Tax Parcel ID Number:

19-19600-01-150

LEGAL DESCRIPTION OF PROPERTY: Lot 15, Block 1, Dakota View First Addition, Dakota County, Minnesota

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$256,608.20

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:

February 19, 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 August 19, 2019, or the next business day if August 19, 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: December 28, 2018

ASSIGNEE OF MORTGAGEE:

Pacific Union Financial, LLC

Wilford, Geske & Cook P.A.

Attorneys for Assignee of Mortgagee

7616 Currell Blvd; Ste 200

Woodbury, MN 55125-2296

(651) 209-3300

File Number: 041074F01

### **NOTICE OF**

### **POSTPONEMENT**

### **OF MORTGAGE**

### **FORECLOSURE SALE**

The above referenced sale scheduled for February 19, 2019 at 10:00 AM has been postponed to April 22, 2019 at 10:00 AM in the Dakota County Law Enforcement Center, 1580 Highway 55, Lobby S-100, Hastings, Minnesota in said County and State.

DATED: January 21, 2019

ASSIGNEE OF MORTGAGEE:

Pacific Union Financial, LLC

Wilford, Geske & Cook P.A.

Attorneys for Assignee Of Mortgagee

7616 Currell Blvd; Ste 200

Woodbury, MN 55125-2296

(651) 209-3300

File Number: 041074F01

Published in the

Dakota County Tribune

February 15, 2019

906905