

NOTICE OF MORTGAGE

FORECLOSURE SALE

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

DATE OF MORTGAGE:

June 4, 2019

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$274,928.00

MORTGAGOR(S):

Shaniece Renee Thompson,
a single woman

MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Land Home Financial Services, Inc, its successors and assigns

DATE AND PLACE OF RECORDING:

Recorded: June 5, 2019 Dakota County Recorder

Document Number: 3308028

ASSIGNMENTS OF MORTGAGE:

And assigned to: Land Home Financial Services, Inc.

Dated: November 21, 2023

Recorded: November 8, 2024 Dakota County Recorder

Document Number: 3652767

Transaction Agent: Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Land Home Financial Services, Inc, its successors and assigns

Transaction Agent Mortgage Identification Number:

1001138-0000373082-2

Lender/Broker/Mortgage Originator: Land Home Financial Services, Inc

Residential Mortgage Servicer: Land Home Financial Services, Inc.

COUNTY IN WHICH PROPERTY IS LOCATED: Dakota

Property Address:

11232 Radisson Drive,
Burnsville, MN 55337

Tax Parcel ID Number:

02-64104-02-140

LEGAL DESCRIPTION OF PROPERTY: Lot Fourteen (14), Block Two (2), River Hills Fifth Addition, according to the recorded plat thereof, Dakota County, Minnesota

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$275,079.40

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:

January 28, 2025 at 10:00 AM

PLACE OF SALE:

County Sheriff's office,
Law Enforcement Center,
1580 Highway 55,
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 July 28, 2025, or the next business day if July 28, 2025 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 9, 2024

MORTGAGEE: Land Home Financial Services, Inc.

Wilford, Geske & Cook, P.A.
Attorneys for Mortgagee
7616 Currell Boulevard,
Suite 200
Woodbury, MN 55125
(651) 209-3300
File Number: 053929-F1

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