

## **NOTICE OF MORTGAGE**

### **FORECLOSURE SALE**

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

DATE OF MORTGAGE:

August 21, 2014

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$127,000.00

MORTGAGOR(S):

David E. Lemna and

Sarah C. Lemna,

Husband and Wife

MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Nationstar Mortgage LLC, dba Greenlight Loans, its successors and assigns

DATE AND PLACE OF RECORDING:

Recorded: September 22, 2014

Dakota County Recorder

Document Number: 3030554

ASSIGNMENTS OF MORTGAGE:

And assigned to: Nationstar Mortgage LLC d/b/a Mr. Cooper

Dated: February 5, 2018

Recorded: February 9, 2018 Dakota County Recorder

Document Number: 3237013

And assigned to:

MCLP Asset Company, Inc.

Dated: March 1, 2022

Recorded: March 1, 2022 Dakota County Recorder

Document Number: 3527457

Transaction Agent: Mortgage Electronic Registration Systems, Inc.

Transaction Agent Mortgage Identification Number:

100397204000858099

Lender/Broker/Mortgage Originator: Nationstar Mortgage LLC, dba Greenlight Loans

Residential Mortgage Servicer:

Selene Finance LP

COUNTY IN WHICH PROPERTY IS LOCATED: Dakota

Property Address:

20898 Ixonia Avenue,

Lakeville, MN 55044

Tax Parcel ID Number:

22-17750-02-070

LEGAL DESCRIPTION OF PROPERTY:

Lot Seven (7), Block Two (2),

Clay's Acres, Dakota County,

Minnesota

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$117,660.18

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:

April 02, 2024 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 October 02, 2024, or the next business day if October 02, 2024 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 6, 2024

MORTGAGEE:

MCLP Asset Company, Inc.

Wilford, Geske & Cook, P.A.

Attorneys for Mortgagee

7616 Currell Boulevard,

Suite 200

Woodbury, MN 55125

(651) 209-3300

File Number: 054129-F1

## **NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE SALE**

The above referenced sale scheduled for April 2, 2024 at 10:00 AM has been postponed to May 2, 2024 at 10:00 AM in the Dakota County Sheriff's office, Law Enforcement Center, 1580 Highway 55, Hastings, Minnesota in said County and State.

DATED: March 21, 2024

MORTGAGEE: MCLP Asset Company, Inc.

Wilford, Geske & Cook, P.A.

Attorneys for Mortgagee

7616 Currell Boulevard, Suite 200

Woodbury, MN 55125

(651) 209-3300

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