

NOTICE OF MORTGAGE

FORECLOSURE SALE

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

DATE OF MORTGAGE:

December 13, 2016

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$171,830.00

MORTGAGOR(S): Nigel Sultan and Laura Sultan, Husband and Wife

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

DATE AND PLACE OF RECORDING:

Recorded: December 21, 2016
Dakota County Recorder

Document Number: 3168267

ASSIGNMENTS OF MORTGAGE:

And assigned to: Guild Mortgage Company

Dated: September 25, 2018

Recorded: October 02, 2018
Dakota County Recorder

Document Number: 3273526

Transaction Agent: Mortgage Electronic Registration Systems, Inc.

Transaction Agent Mortgage Identification Number:

1001875-9116041389-5

Lender or Broker: PHH Home Loans, LLC

Residential Mortgage Servicer: Guild Mortgage Company

Mortgage Originator:

Not Applicable

COUNTY IN WHICH PROPERTY IS LOCATED: Dakota

Property Address:

1578 Clemson Dr Unit B,

Eagan, MN 55122-4808

Tax Parcel ID Number:

10-75951-01-380

LEGAL DESCRIPTION OF PROPERTY: Lot 38, Block 1, Thomas Lake Heights 2nd Addition, according to the recorded plat thereof, Dakota County, Minnesota

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$176,947.38

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:

April 15, 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 October 15, 2019, or the next business day if October 15, 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: March 01, 2019

ASSIGNEE OF MORTGAGEE:

Guild Mortgage Company

Wilford, Geske & Cook P.A.

Attorneys for Assignee of Mortgagee

7616 Currell Blvd; Ste 200

Woodbury, MN 55125-2296

(651) 209-3300

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