

# 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 mortgage:

DATE OF MORTGAGE:

March 26, 2003

MORTGAGOR: Gloria J Giard-Carlson and Dale A Carlson, wife and husband.

MORTGAGEE:

National City Mortgage Co..

DATE AND PLACE OF RECORDING: Recorded April 30, 2003 Dakota County Recorder, Document No. 2039491.

ASSIGNMENTS OF MORTGAGE: Assigned to: PNC Bank, National Association. Dated October 12, 2018 Recorded January 15, 2019, as Document No. 3288673.

TRANSACTION AGENT: NONE

TRANSACTION AGENT'S

MORTGAGE IDENTIFICATION NUMBER ON MORTGAGE: NONE

LENDER OR BROKER AND

MORTGAGE ORIGINATOR STATED ON MORTGAGE:

National City Mortgage Co.

RESIDENTIAL MORTGAGE

SERVICER: PNC Bank, National Association

MORTGAGED PROPERTY AD-

DRESS: 122 Park Street West, South Saint Paul, MN 55075

TAX PARCEL I.D. #:

366582008221

LEGAL DESCRIPTION OF

PROPERTY: Lot 21, and the East 1/2 of Lot 22, Block 8, South St. Paul Syndicate Park, Dakota County, Minnesota.

COUNTY IN WHICH PROPERTY IS LOCATED: Dakota

ORIGINAL PRINCIPAL AMOUNT

OF MORTGAGE: \$146,000.00

AMOUNT DUE AND CLAIMED

TO BE DUE AS OF DATE OF NOTICE, INCLUDING TAXES, IF ANY, PAID BY MORTGAGEE:

\$106,339.43

That prior to the commencement of this mortgage foreclosure proceeding Mortgagee/Assignee of Mortgagee complied with all notice requirements as required by statute; 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 18, 2019 at 10:00 AM

PLACE OF SALE: Sheriff's Of-

fice, 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 attorneys' 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 unless reduced 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 provided by law, the date on or before which the mortgagor(s) must vacate 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 October 18, 2019 unless that date falls on a weekend or legal holiday, in which case it is the next weekday, and unless the redemption period is reduced to 5 weeks under MN Stat. Secs. 580.07 or 582.032.

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

"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 8, 2019

PNC Bank, National Association  
Mortgagee/Assignee of Mortgagee  
USSET, WEINGARDEN AND LI-

EBO, P.L.L.P.  
Attorneys for Mortgagee/Assignee  
of Mortgagee

4500 Park Glen Road #300  
Minneapolis, MN 55416  
(952) 925-6888  
4 - 18-007714 FC

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.

Published in the

Dakota County Tribune

February 22,

March 1, 8, 15, 22, 29, 2019

908947