

## **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:

December 13, 2006

MORTGAGOR: Katona Udeani and Ignatius Udeani, husband and wife.

MORTGAGEE: Mortgage Electronic Registration Systems, Inc as nominee for Bear Stearns Residential Mortgage Corp.

DATE AND PLACE OF RECORDING: Recorded December 28, 2006 Carver County Recorder, Document No. A456228.

ASSIGNMENTS OF MORTGAGE: Assigned to: Wells Fargo Bank, N.A., successor by merger to Wells Fargo Bank Minnesota, N.A., FKA Norwest Bank Minnesota, N.A., solely as Trustee for Structured Asset Mortgage Investments II Inc., Bear Stearns Mortgage Funding Trust 2007-AR1 Mortgage Pass-Through Certificates, Series 2007-AR1. Dated January 15, 2013 Recorded January 22, 2013, as Document No. A570239.

TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc.

TRANSACTION AGENT'S MORTGAGE IDENTIFICATION NUMBER ON MORTGAGE:

100386100002531309

LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON MORTGAGE: Bear Stearns Residential Mortgage Corp

RESIDENTIAL MORTGAGE SERVICER:

Select Portfolio Servicing, Inc.

MORTGAGED PROPERTY ADDRESS: 8450 Gallery Parkway, Victoria, MN 55386

TAX PARCEL I.D. #: 65.2430330

LEGAL DESCRIPTION OF PROPERTY:

Lot 4, Block 4, The Gallery at Victoria

COUNTY IN WHICH PROPERTY IS LOCATED: Carver

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$696,000.00

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

\$830,036.65

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: September 27, 2018 at 10:00 AM

PLACE OF SALE: 606 East 4th Street, Chaska, MN 55318

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 March 27, 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: July 19, 2018  
Wells Fargo Bank, N.A., as Trustee  
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  
38 - 18-004586 FC  
THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.  
Published in the  
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August 2, 9, 16, 23, 30,  
September 6, 2018

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

Pursuant to the provisions of Minnesota Statutes 580.07, the foregoing foreclosure sale is postponed until November 8, 2018 at 10:00 AM at the 606 East 4th Street, Chaska, MN 55318, in said county and state.

Dated: September 26, 2018.  
Wells Fargo Bank, N.A., as Trustee  
Mortgagee/Assignee of Mortgagee  
USSET, WEINGARDEN AND LI-EBO, P.L.L.P.  
Attorneys for Mortgagee/Assignee of Mortgagee  
4500 Park Glen Road #300  
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