

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 mort-
gage:

DATE OF MORTGAGE:

December 13, 2006

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

MORTGAGEE: Mortgage Elec-
tronic Registration Systems, Inc as
nominee for Bear Stearns Residen-
tial Mortgage Corp.

**DATE AND PLACE OF RE-
CORDING:** Recorded December
28, 2006 Carver County Recorder,
Document No. A456228.

**ASSIGNMENTS OF MORT-
GAGE:** 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 Struc-
tured 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: Mort-
gage Electronic Registration Sys-
tems, Inc.

**TRANSACTION AGENT'S
MORTGAGE IDENTIFICATION
NUMBER ON MORTGAGE:**

100386100002531309

**LENDER OR BROKER AND
MORTGAGE ORIGINATOR STAT-
ED ON MORTGAGE:** Bear Stearns
Residential Mortgage Corp

**RESIDENTIAL MORTGAGE
SERVICER:**

Select Portfolio Servicing, Inc.

**MORTGAGED PROPERTY AD-
DRESS:** 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 NO-
TICE, INCLUDING TAXES, IF ANY,
PAID BY MORTGAGEE:**

\$830,036.65

That prior to the commence-
ment of this mortgage foreclosure
proceeding Mortgagee/Assignee of
Mortgagee complied with all notice
requirements as required by stat-
ute; That no action or proceeding
has been instituted at law or other-
wise 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: Sep-
tember 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 attor-
neys' fees allowed by law subject
to redemption within six (6) months
from the date of said sale by the
mortgagor(s), their personal rep-
resentatives or assigns unless re-
duced to Five (5) weeks under MN
Stat. §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 MORTGAG-
OR'S PERSONAL REPRESEN-
TATIVES OR ASSIGNS, MAY BE
REDUCED TO FIVE WEEKS IF A
JUDICIAL ORDER IS ENTERED
UNDER MINNESOTA STATUTES,
SECTION 582.032, DETERMIN-
ING, AMONG OTHER THINGS,
THAT THE MORTGAGED PREM-
ISES ARE IMPROVED WITH A
RESIDENTIAL DWELLING OF
LESS THAN FIVE UNITS, ARE NOT
PROPERTY USED IN AGRICUL-
TURAL 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 EC

**THIS IS A COMMUNICATION
FROM A DEBT COLLECTOR.**

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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 post-
poned 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

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