

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:

July 23, 2015

MORTGAGOR: Kyle John Marks and Katherine K. Marks, spouses married to each other, as joint tenants.

MORTGAGEE: Mortgage Electronic Registration Systems, Inc.

DATE AND PLACE OF RECORDING: Recorded August 13, 2015 Carver County Recorder, Document No. A614916.

ASSIGNMENTS OF MORTGAGE: Assigned to: Pingora Loan Servicing, LLC. Dated November 17, 2017 Recorded November 21, 2017, as Document No. A655050.

TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc.

TRANSACTION AGENT'S MORTGAGE IDENTIFICATION NUMBER ON MORTGAGE:

1002522-4000000912-1

LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON MORTGAGE: W.J. Bradley Mortgage Capital, LLC

RESIDENTIAL MORTGAGE SERVICER: Flagstar Bank, FSB

MORTGAGED PROPERTY ADDRESS:

1612 Hackberry Ct,

Carver, MN 55315

TAX PARCEL I.D. #: 20.1400080

LEGAL DESCRIPTION OF PROPERTY:

Lot 8, Block 1, Glen at Spring Creek, Carver County, Minnesota.

COUNTY IN WHICH PROPERTY IS LOCATED: Carver

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$309,514.00

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

\$329,377.78

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:

February 28, 2019 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 August 28, 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: December 27, 2018

Pingora Loan Servicing, LLC

Mortgagee/Assignee of Mortgagee

USSET, WEINGARDEN AND LI-BO, P.L.L.P.

Attorneys for Mortgagee/Assignee of Mortgagee

4500 Park Glen Road #300

Minneapolis, MN 55416

(952) 925-6888

92 - 18-008852 FC

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.

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January 10, 17, 24, 31,

February 7, 14, 2019

NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE SALE

Pursuant to the provisions of Minnesota Statutes 580.07, the foregoing foreclosure sale is postponed until April 11, 2019 at 10:00 AM at the 606 East 4th Street, Chaska, MN 55318, in said county and state.

Dated: February 27, 2019.

Pingora Loan Servicing, LLC

Mortgagee/Assignee of Mortgagee

USSET, WEINGARDEN AND LI-BO, P.L.L.P.

Attorneys for Mortgagee/Assignee of Mortgagee

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