

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:

June 8, 2016

MORTGAGOR:

Rob Arrieta, a single person.

MORTGAGEE: Mortgage Electronic Registration Systems, Inc. as nominee for Pacific Union Financial, LLC.

DATE AND PLACE OF RECORDING: Recorded June 21, 2016 Carver County Recorder, Document No. A628877.

ASSIGNMENTS OF MORTGAGE: Assigned to: Freedom Mortgage Corporation. Dated August 9, 2018 Recorded August 10, 2018, as Document No. A666030.

TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc.

TRANSACTION AGENT'S MORTGAGE IDENTIFICATION NUMBER ON MORTGAGE:

100521331000496460

LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON MORTGAGE: Pacific Union Financial, LLC

RESIDENTIAL MORTGAGE SERVICER: Freedom Mortgage Corporation

MORTGAGED PROPERTY ADDRESS: 106 1st Street Northwest, Norwood Young America, MN 55397

TAX PARCEL I.D. #: 58.0750050

LEGAL DESCRIPTION OF PROPERTY:

Beginning at a point in the North side Street line of Main Street, and 40 feet West of the Southeast corner of Outlot 2, Village of Young America, Minnesota; thence North and parallel to 6th Street, a distance of 150 feet; thence turning an angle of 90 degrees and running West, a distance of 120 feet; thence turning an angle of 90 degrees and running South a distance of 150 feet to the North side of street line of Main Street; thence along said North Street line of Main Street a distance of 120 feet to the place of beginning.

The foregoing described parcel being within and part of Outlot 2, Village of Young America, Carver County, Minnesota.

COUNTY IN WHICH PROPERTY IS LOCATED: Carver

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$164,957.00

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

\$168,492.75

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:

January 10, 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 July 10, 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: October 26, 2018

Freedom Mortgage Corporation
Mortgagee/Assignee of Mortgagee
USSET, WEINGARDEN AND
LIEBO, P.L.L.P.
Attorneys for Mortgagee/
Assignee of Mortgagee
4500 Park Glen Road #300
Minneapolis, MN 55416
(952) 925-6888
46 - 18-008145 FC
THIS IS A COMMUNICATION
FROM A DEBT COLLECTOR.
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