

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 5, 2012

MORTGAGOR: Anthony C Phelps and Kelly S Phelps, husband and wife.

MORTGAGEE: Mortgage Electronic Registration Systems, Inc. as nominee for Liberty Savings Bank, F.S.B.

DATE AND PLACE OF RECORDING: Filed January 31, 2013, Dakota County Registrar of Titles, Document No. T710560 on Certificate of Title No. 144876.

ASSIGNMENTS OF MORTGAGE: Assigned to: MB Financial Bank, N.A., Dated July 3, 2018 Filed July 3, 2018, as Document No. 794118.

Said Mortgage being upon Registered Land.

TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc.

TRANSACTION AGENT'S MORTGAGE IDENTIFICATION NUMBER ON MORTGAGE:

100283312080066900

LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON MORTGAGE:

Liberty Savings Bank, F.S.B.

RESIDENTIAL MORTGAGE SERVICER:

MB Financial Bank, N.A.

MORTGAGED PROPERTY ADDRESS: 1708 Terra Glenn Court, Eagan, MN 55122

TAX PARCEL I.D. #:

107540103060

LEGAL DESCRIPTION OF PROPERTY:

LOT SIX (6), BLOCK THREE (3), TERRA GLENN 2ND ADDITION, DAKOTA COUNTY, MINNESOTA.

COUNTY IN WHICH PROPERTY IS LOCATED: Dakota

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$393,000.00

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

\$357,786.33

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:

November 27, 2018 at 10:00 AM

PLACE OF SALE: Sheriff's Office, 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 May 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: September 19, 2018

MB Financial Bank, N. A.

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

161 - 18-006976 FC

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.

Published in the

Dakota County Tribune

September 27, October 4, 11,

18, 25, November 1, 2018

862145