

Mortgage foreclosure sale set for April 26

NOTICE OF MORTGAGE FORECLOSURE SALE

NOTICE IS HEREBY GIVEN that default has occurred in the conditions of the following described mortgage:

DATE OF MORTGAGE: November 22, 2002
ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$70,890.00
MORTGAGOR(S): Rebecca L. Runnoe, an unmarried person
MORTGAGEE: Heritage Bank N.A.
DATE AND PLACE OF RECORDING:
Recorded: November 22, 2002 Rock County Recorder
Document Number: 154394
Transaction Agent: Not Applicable
Transaction Agent Mortgage Identification Number: Not Applicable
Lender or Broker: Heritage Bank N.A.
Residential Mortgage Servicer: Heritage Bank, N.A.
Mortgage Originator: Not Applicable
COUNTY IN WHICH PROPERTY IS LOCATED: Rock
Property Address: 503 E Dodge St, Luverne, MN 56156-1330
Tax Parcel ID Number: 20-0066-000

LEGAL DESCRIPTION OF PROPERTY: The E.58 feet of the W.98 feet of the S.133 feet of Outlot 23 in County Auditor's Plat of Luverne Outlots in Section 2, Township 102 North, of Range 45 West, of the 5th P.M., Rock County, Minnesota

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$47,561.17
THAT all pre-foreclosure requirements have been complied with; 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: April 26, 2018 at 10:00 AM

PLACE OF SALE: Law Enforcement Center, Lobby, 1000 N. Blue Mound Ave., Luverne, Minnesota

to pay the debt secured by said mortgage and taxes, if any, on said premises and the costs and disbursements, including attorney 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.

If the Mortgage is not reinstated under Minn. Stat. §580.30 or the property is not redeemed under Minn. Stat. §580.23, the Mortgagor must vacate the property on or before 11:59 p.m. on October 26, 2018, or the next business day if October 26, 2018 falls on a Saturday, Sunday or legal holiday.

Mortgagor(s) released from financial obligation: NONE

THIS COMMUNICATION IS FROM A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

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.

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: March 01, 2018

MORTGAGEE: Heritage Bank N.A.

Wilford, Geske & Cook P.A.

Attorneys for Mortgagee

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Woodbury, MN 55125-2296

(651) 209-3300

File Number: 039379F01

(3-8, 3-15, 3-22, 3-29, 4-5, 4-12)