

Mortgage foreclosure sale set for Jan. 7

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: September 2, 2008

MORTGAGOR: Daniel L. Wendland and Jennifer D. Wendland, husband and wife.

MORTGAGEE: Minnwest Mortgage Corporation.

DATE AND PLACE OF RECORDING: Recorded September 3, 2008 Rock County Recorder, Document No. 169736.

ASSIGNMENTS OF MORTGAGE: Assigned to: Minnesota Housing Finance Agency. Dated September 2, 2008 Recorded September 3, 2008, as Document No. 169737.

TRANSACTION AGENT: NONE

TRANSACTION AGENT'S MORTGAGE IDENTIFICATION NUMBER ON MORTGAGE: NONE

LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON MORTGAGE: Minnwest Mortgage Corporation

RESIDENTIAL MORTGAGE SERVICER: U.S. Bank National Association

MORTGAGED PROPERTY ADDRESS: 603 East Park Street North, Luverne, MN 56156

TAX PARCEL I.D. #: 20.1371.100

LEGAL DESCRIPTION OF PROPERTY:

Lot 3 in Block 2 in Thompson's Addition to the City of Luverne, Rock County, Minnesota

COUNTY IN WHICH PROPERTY IS LOCATED: Rock

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$138,265.00

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE, INCLUDING TAXES, IF ANY, PAID BY MORTGAGEE: \$160,957.41

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 7, 2016 at 10:00 AM

PLACE OF SALE: Sheriff's Office, Main Entrance, Law Enforcement Center, 1000 North Blue Mound Avenue, Luverne, 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 July 7, 2016 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 29, 2015

Minnesota Housing Finance Agency
Mortgagee/Assignee of Mortgagee

USSET, WEINGARDEN AND LIEBO, P.L.L.P.

Attorneys for Mortgagee/Assignee of Mortgagee

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135 - 15-008140 FC

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.

(11.-12, 11,19, 11-26, 11-3, 11-10, 11-17)