

NOTICE OF MORTGAGE

FORECLOSURE SALE

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

DATE OF MORTGAGE:

August 30, 2017

MAXIMUM

PRINCIPAL

AMOUNT OF MORTGAGE:

\$100,000.00

MORTGAGOR(S):

Robert D. Peterson,

an unmarried man

MORTGAGEE:

BMO Harris Bank N.A.

DATE AND PLACE OF RECORDING:

Recorded: September 7, 2017

Dakota County Recorder

Document Number: 3211607

Transaction Agent:

Not Applicable

Transaction Agent Mortgage

Identification Number:

Not Applicable

Lender/Broker/Mortgage Originator:

BMO Harris Bank N.A.

Residential Mortgage Servicer:

BMO Bank N.A.

COUNTY IN WHICH PROPERTY

IS LOCATED: Dakota

Property Address:

16549 Gerdine Path W,

Rosemount, MN 55068

Tax Parcel ID Number:

22-21100-01-030

LEGAL DESCRIPTION OF PROPERTY:

Lot Three (3), Block One (1),

Donnay's College Park, Dakota

County, Minnesota

AMOUNT DUE AND CLAIMED

TO BE DUE AS OF DATE OF NO-

TICE: \$112,463.65

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:

July 11, 2024 at 10:00 AM

PLACE OF SALE:

County Sheriff's office,

Law Enforcement Center,

1580 Highway 55,

Hastings, 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 January 13, 2025, or the next business day if

January 13, 2025 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: May 7, 2024

MORTGAGEE: BMO Bank N.A.

Wilford, Geske & Cook, P.A.

Attorneys for Mortgagee

7616 Currell Boulevard,

Suite 200

Woodbury, MN 55125

(651) 209-3300

File Number: 054664-F1

NOTICE OF

POSTPONEMENT

OF MORTGAGE

FORECLOSURE SALE

The above referenced sale

scheduled for July 11, 2024 at

10:00 AM has been postponed by

the mortgagor pursuant to Minn.

Stat. § 580.07 Subd. 2 December

11, 2024 at 10:00 AM in the Da-

kota County Sheriff's office, Law

Enforcement Center, 1580 Highway

55, Hastings, Minnesota in said

County and State.

DATED: June 20, 2024

MORTGAGEE: BMO Bank N.A.

NOTICE OF

POSTPONEMENT

OF MORTGAGE

FORECLOSURE SALE

The above referenced sale

scheduled for December 11, 2024

at 10:00 AM has been postponed

to January 14, 2025 at 10:00 AM in

the Dakota County Sheriff's office,

Law Enforcement Center, 1580

Highway 55, Hastings, Minnesota

in said County and State.

DATED: November 19, 2024

MORTGAGEE: BMO Bank N.A.

Wilford, Geske & Cook, P.A.

Attorneys for Mortgagee

7616 Currell Boulevard,

Suite 200

Woodbury, MN 55125

(651) 209-3300

File Number: 054664-F1

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