

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: August 18, 2014

MORTGAGOR:

Lorna L. Kasten, a single woman.

MORTGAGEE:

Merchants Bank, National Association.

DATE AND PLACE OF RECORDING:

Recorded August 26, 2014 Houston County Recorder, Document No. A278504.

ASSIGNMENTS OF MORTGAGE: NONE

TRANSACTION AGENT: NONE

TRANSACTION AGENT'S MORTGAGE

IDENTIFICATION NUMBER ON MORT-

GAGE: NONE

LENDER OR BROKER AND MORTGAGE

ORIGINATOR STATED ON MORTGAGE:

Merchants Bank, National Association

RESIDENTIAL MORTGAGE SERVICER:

Merchants Bank, N.A.

MORTGAGED PROPERTY ADDRESS:

135 1st Avenue Southwest,

Spring Grove, MN 55974

TAX PARCEL I.D. #: 260092000

LEGAL DESCRIPTION OF PROPERTY:

Lots Fifty-Eight (58) and Fifty-Nine (59) of

Mons Fladager Second Addition to the City

(formerly Village) of Spring Grove, Minneso-

ta, according to the plat thereof on file and

of record in the office of the County Record-

er (Formerly Register of Deeds) in and for

Houston County, Minnesota.

COUNTY IN WHICH PROPERTY IS LO-

CATED: Houston

ORIGINAL PRINCIPAL AMOUNT OF

MORTGAGE: \$43,500.00

AMOUNT DUE AND CLAIMED TO BE

DUE AS OF DATE OF NOTICE, INCLUDING

TAXES, IF ANY, PAID BY MORTGAGEE:

\$45,661.62

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 in-

stituted at law or otherwise to recover the

debt secured by said mortgage, or any part

thereof;

PURSUANT to the power of sale con-

tained in said mortgage, the above de-

scribed property will be sold by the Sheriff of

said county as follows:

DATE AND TIME OF SALE:

October 24, 2018 at 10:00 AM

PLACE OF SALE: Houston County Sher-

iff's Office, 306 South Marshall, Suite 1100,

Caledonia, MN

to pay the debt then secured by said

Mortgage, and taxes, if any, on said prem-

ises, and the costs and disbursements, includ-

ing 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 PROPER-

TY: If the real estate is an owner-occupied,

single-family dwelling, unless otherwise pro-

vided by law, the date on or before which

the mortgagor(s) must vacate the property

if the mortgage is not reinstated under sec-

tion 580.30 or the property is not redeemed

under section 580.23 is 11:59 p.m. on April

24, 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 FI-

NANCIAL OBLIGATION ON MORTGAGE:

None

"THE TIME ALLOWED BY LAW FOR RE-

DEMPTION BY THE MORTGAGOR, THE

MORTGAGOR'S PERSONAL REPRESENT-

TATIVES 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 RESI-

DENTIAL DWELLING OF LESS THAN FIVE

UNITS, ARE NOT PROPERTY USED IN

AGRICULTURAL PRODUCTION, AND ARE

ABANDONED."

Dated: August 22, 2018

Merchants Bank, National Association

Mortgagee/Assignee of Mortgagee

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

Attorneys for Mortgagee/Assignee of Mort-

gagee

4500 Park Glen Road #300

Minneapolis, MN 55416

(952) 925-6888

94 - 18-006412 FC

THIS IS A COMMUNICATION FROM A DEBT

COLLECTOR.

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