

NOTICE OF MORTGAGE FORECLOSURE SALE

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

DATE OF MORTGAGE: March 26, 2012

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$118,400.00

MORTGAGOR(S): Alisha M Peters and Virgil R Peters, wife and husband

MORTGAGEE: Altra Federal Credit Union

DATE AND PLACE OF RECORDING:

Recorded: April 05, 2012 Houston County Recorder

Document Number: A269216

Transaction Agent: Not Applicable

Transaction Agent Mortgage Identification Number: Not Applicable

Lender or Broker:

Altra Federal Credit Union

Residential Mortgage Servicer:

Altra Federal Credit Union

Mortgage Originator: Not Applicable

COUNTY IN WHICH PROPERTY IS LOCATED: Houston

Property Address: 193 Skunk Hollow Rd, La Crescent, MN 55947-9757

Tax Parcel ID Number: 251345000

LEGAL DESCRIPTION OF PROPERTY: Lot Fourteen (14), Block Five (5) Valley South Addition, City of La Crescent, Houston County, Minnesota

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$108,087.22

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 10, 2019 at 10:00 AM

PLACE OF SALE: Sheriff's Main Office, Courthouse, 306 South Marshall Street, Suite 1100, Caledonia, 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 10, 2019, or the next business day if October 10, 2019 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: February 19, 2019

MORTGAGEE:

Altra Federal Credit Union

Wilford, Geske & Cook P.A.

Attorneys for Mortgagee

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Woodbury, MN 55125-2296

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