

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: April 14, 1989

MORTGAGOR: Rosemary C. Gorman, a single person.

MORTGAGEE: La Crescent State Bank.

DATE AND PLACE OF RECORDING:

Recorded April 17, 1989 Houston County Recorder, Document No. 157506.

ASSIGNMENTS OF MORTGAGE: Assigned to: Minnesota Housing Finance Agency. Dated April 25, 1989 Recorded April 26, 1989, as Document No. 157562.

TRANSACTION AGENT: NONE

TRANSACTION AGENT'S MORTGAGE IDENTIFICATION NUMBER ON MORTGAGE: NONE

LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON MORTGAGE: La Crescent State Bank

RESIDENTIAL MORTGAGE SERVICER: U.S. Bank National Association

MORTGAGED PROPERTY ADDRESS: 410 South 1st Street, Caledonia, MN 55921

TAX PARCEL I.D. #: 210383001

LEGAL DESCRIPTION OF PROPERTY:

Commencing ninety feet South of the Northeast corner of Block 13 of Buell's Addition to the City of Caledonia, according to the recorded plat thereof on record and on file in the office of the Register of Deeds of Houston, County, Minnesota, running thence West 100 feet; thence South 72 feet; thence East 100 feet; thence North 72 feet to the place of beginning

COUNTY IN WHICH PROPERTY IS LOCATED: Houston

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$26,000.00

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

\$3,426.37

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:

May 9, 2018 at 10:00 AM

PLACE OF SALE: Houston County Sheriff's Office, 306 South Marshall, Suite 1100, Caledonia, 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 twelve (12) 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 May 9, 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 FINANCIAL OBLIGATION ON MORTGAGE: None

Dated: March 8, 2018

Minnesota Housing Finance Agency

Mortgagee/Assignee of Mortgagee

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

Attorneys for Mortgagee/Assignee of Mortgagee

4500 Park Glen Road #300

Minneapolis, MN 55416

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THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.

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