

NOTICE OF MORTGAGE FORECLOSURE SALE

The right to verification of the debt and identity of the original lienholder within the time provided by law is not affected by this action.

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

Date of Lien: May 19, 2017

Original Principal Amount of Lien:

\$225,000.00

Debtor:

William Phillip Meyer, a single person

Lienholder:

Julie Ellen O'Mara Meyer

Date and Place of Recording: Recorded May 30, 2017, with the Houston County Recorder, Houston County Courthouse, Caledonia, Minnesota 55921, as Document No. A287882.

Legal Description: The West Half of the Southeast Quarter, Section 6, Township 102 North of Range 4 West of the Fifth Principal Meridian.

Property Address: 5293 County 3, Hokah, Minnesota 55941.

Tax Identification Numbers: 02.0253.002 and 02.0253.000.

Amount due and claimed to be due as of date of Notice: \$225,000.00, together with interest at the rate of 4.0% per annum from May 2, 2018 along with attorneys' fees and costs.

That all pre-foreclosure requirements have been complied with; that no separate action or proceeding has been instituted at law or otherwise to recover the debt secured by said lien, of any part thereof;

PURSUANT, to the power of sale contained in said lien, the above-described property will be sold by the Houston County Sheriff as follows:

Date and Time of Sale:

December 5, 2018 at 10:00 a.m.

Place of Sale: Houston County Justice Center, front entrance, 306 S. Marshall St., Caledonia, Minnesota to pay the debt secured by said lien and taxes, if any, on said premises and the costs and disbursements, including attorneys fees allowed by law, subject to redemption within TWELVE MONTHS from the date of said sale by the debtor, his personal representative or assigns.

If the property is not redeemed, the debtor must vacate the property on or before 11:59 p.m. on November 14, 2019, or the next business day if November 14, 2019 falls on a Saturday, Sunday or legal holiday.

Debtor(s) released from financial obligation: NONE

"THE TIME ALLOWED BY LAW FOR REDEMPTION BY THE DEBTOR, THE DEBTOR'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 PREMISES ARE IMPROVED WITH A RESIDENTIAL DWELLING OF LESS THAN 5 UNITS, ARE NOT PROPERTY USED FOR AGRICULTURAL PRODUCTION, AND ARE ABANDONED."

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 the identity of the lienholder will not be affected by this foreclosure proceeding.

Dated: October 19, 2018.

Julie Ellen O'Mara Meyer

Lienholder

By: /s/ Michael A. Murphy (#0347449)

Attorney for Lienholder

110 East Main Street

Caledonia, MN 55921

(507) 725-3361

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Published in

The Caledonia Argus

October 24, 31

November 7, 14, 21, 28, 2018

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