

NOTICE OF MORTGAGE FORECLOSURE SALE

NOTICE IS HEREBY GIVEN, that default has occurred in the conditions of a mortgage dated December 28, 2005, executed by Nathan S. Riemenschneider and Tracy C. Riemenschneider, as mortgagor(s) to First State Bank and Trust as mortgagee in the original principal amount of Eighty-Three Thousand Dollars (\$83,000.00), recorded with the Washington County Recorder, State of Minnesota, on 1-17-2006, as doc. no. 3564160. A Modification of Mortgage dated 3-1-2011 was recorded on 3-8-2011, as doc. no. 3833777. A Modification of Mortgage dated 3-1-2016 was recorded on 3-7-2016, as doc. no. 4059553; that all pre-foreclosure requirements have been complied with; that no action or proceeding has been instituted at law to recover any part of the debt secured by said mortgage; that the mortgagee has elected to declare the entire sum secured by the mortgage due and owing; that there is claimed to be due thereon the sum of Fifty-Nine Thousand Four Hundred Thirty-three dollars and 64/100 (\$59,433.64) Dollars on this date; and that pursuant to the power of sale therein the mortgage will be foreclosed and the property in Washington County, Minnesota, described as follows:

Lot 8, Block 2, Hobbytown Addition, Washington County, Minnesota
Property address: 453 Queenan Avenue S, Lakeland, MN 55043
Parcel I.D. #: 02.028.20.24.0027

will be sold by the sheriff of said county at public auction on January 4, 2019, at 10:00 o'clock A.M. at 15015 62nd Street North, Stillwater, MN 55082, Minnesota, to pay the debt secured by the mortgage, including costs, disbursements and attorneys' fees allowed by law subject to redemption by the mortgagor(s), heirs or assigns, within six (6) months from the date of sale. The mortgagor(s) must vacate the property on or before 11:59 p.m. on July 4, 2019 (if that date is a Saturday, Sunday or holiday, then the date to vacate is the next date thereafter which is not a Saturday, Sunday or holiday), if (i) the mortgage is not reinstated under §580.30, or (ii) the property is not redeemed under §580.23.

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.

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 Pursuant to the Fair Debt Collection Practices Act. This communication is from a debt collector and is an attempt to collect a debt. Any information obtained will be used for that purpose.

Dated: November 15, 2018

First State Bank and Trust, Mortgagee

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