NOTICE OF MORTGAGE FORECLOSURE SALE

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

DATE OF MORTGAGE: May 31, 2017

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: $108,500.00

MORTGAGOR(S): Brenda Marie Bender, an unmarried woman

MORTGAGEE: Altra Federal Credit Union

DATE AND PLACE OF RECORDING:

Recorded: June 02, 2017 Houston County Recorder

Document Number: A287924

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: 1032 Spruce Dr, La Crescent, MN 55947-1551

Tax Parcel ID Number: 250777000

LEGAL DESCRIPTION OF PROPERTY: Lot Five (5) of Block One (1) in Scanlan's Acres Second Addition to the City (formerly Village) of La Crescent, Houston County, Minnesota

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: $111,921.08

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:

February 21, 2018 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 August 21, 2018, or the next business day if August 21, 2018 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: December 21, 2017

MORTGAGEE: Altra Federal Credit Union

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