

LEGAL NOTICE

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 the conditions of the following described mortgage:

Mortgagor: Jennifer L Geer and David Geer, wife and husband
Mortgagee: Heritage Bank NA
Dated: May 3, 2016
Recorded: May 17, 2016
Yellow Medicine County Recorder Document No. 264129

Transaction Agent: N/A
Transaction Agent Mortgage Identification Number: N/A
Lender or Broker: Heritage Bank NA
Residential Mortgage Servicer: Cenlar FSB
Mortgage Originator: Heritage Bank NA

LEGAL DESCRIPTION OF PROPERTY: Lot 16, Block 19 except the Easterly 2 feet of Lot 16, original plat to City of Granite Falls

This is Abstract Property.

TAX PARCEL NO.: 34-300-1916

ADDRESS OF PROPERTY:
144 5th Ave
Granite Falls, MN 56241

COUNTY IN WHICH PROPERTY IS LOCATED: Yellow Medicine

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$53,000.00

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$54,289.26

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 to recover the debt then remaining secured by such mortgage, or any part thereof, or, if the action or proceeding has been instituted, that the same has been discontinued, or that an execution upon the judgment rendered therein has been returned unsatisfied, in whole or in part;

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: October 24, 2024, 10:00 AM

PLACE OF SALE: Sheriff's Office, 415 9th Ave, Ste 103, Granite Falls, 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 6 Months from the date of said sale by the mortgagor(s), their personal representatives or assigns.

DATE TO VACATE PROPERTY: The date on or before which the mortgagor must vacate the property if the mortgage is not reinstated under Minnesota Statutes section 580.30 or the property redeemed under Minnesota Statutes section 580.23 is April 24, 2025 at 11:59 p.m.

MORTGAGOR(S) RELEASED FROM FINANCIAL OBLIGATION ON MORTGAGE: NONE

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: August 20, 2024

Heritage Bank N.A., Mortgagee

By: HALLIDAY, WATKINS & MANN, P.C.

Attorneys for:

Heritage Bank N.A., Mortgagee
1333 Northland Drive, Suite 205
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**THIS COMMUNICATION IS FROM A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT.
ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**

MN23231

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