Mortgage Foreclosures

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:

DATE OF MORTGAGE: May 12, 2004

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: $45,000.00

MORTGAGOR(S):

Muriel M. Klughert, an unmarried person

MORTGAGEE: Wells Fargo Bank, N.A.

LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON THE MORTGAGE: Wells Fargo Bank, N.A.

SERVICER: Wells Fargo Bank, N.A.

DATE AND PLACE OF FILING: Filed June 18, 2004, Blue Earth County Registrar of Titles, as Document Number T82496

LEGAL DESCRIPTION OF PROPERTY:

Lots 9 and 10, except the Northerly 48 feet of said Lot 10, Block 25, Dukes Second Addition to Mankato, according to the Plat thereof on file and of record in the Office of the County Recorder in and for said County and State.

REGISTERED PROPERTY

PROPERTY ADDRESS:

1702 North Broad Street,

Mankato, MN 56001

PROPERTY IDENTIFICATION NUMBER: R01.09.053S7.016 COT# 34897

COUNTY IN WHICH PROPERTY IS LOCATED: Blue Earth

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: $31,717.53

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:

October 10, 2024, 10:00AM

PLACE OF SALE:

Sheriff's Main Office,

401 Carver Road,

Mankato, MN 56002

to pay the debt 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) the personal representatives or assigns.

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 April 10, 2025, or the next business day if April 10, 2025 falls on a Saturday, Sunday or legal holiday.

"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 5 UNITS, ARE NOT PROPERTY USED FOR AGRICULTURAL PRODUCTION, AND ARE ABANDONED.

Dated: August 13, 2024

Wells Fargo Bank, N.A.

Mortgagee

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THIS IS A COMMUNICATION FROM A DEBT COLLECTOR

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