

**INFORMATION REGARDING  
FORECLOSURE**

11. The requisites of Minn. Stat. 580.02 have been satisfied.

12. The original principal amount secured by the Mortgage was \$ 46,400.00.

13. At the date of this notice the amount due on the Mortgage, including taxes, if any, paid by the holder of the Mortgage, is: \$138,351.68.

14. Pursuant to the power of sale in the Mortgage, the Mortgage will be foreclosed, and the mortgaged premises will be sold by the Sheriff of Marshall County, Minnesota, at public auction on September 8, 2016, 10:00 a.m., at the Marshall County Sheriff's Office, 208 E. Colvin Ave., Warren, MN 56762.

15. The time allowed by law for redemption by Mortgagor or Mortgagor's personal representatives or assigns is six months after the date of sale.

16. Minn. Stat. 580.04(b) provides, "If the real estate is an owner-occupied, single-family dwelling, the notice must also specify the date on or before which the mortgagor must vacate the property if the mortgage is not reinstated under section 580.30 or the property redeemed under section 580.23." If this statute applies, the time to vacate the property is 11:59 p.m. on March 8, 2017.

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.

Name of Mortgagee or  
Mortgage Assignee:  
Border State Bank  
of Greenbush

Name and address of  
Attorney for Mortgagee  
or Mortgage Assignee:  
Steven A. Anderson  
Anderson Law Offices, P.A.  
P.O. Box 430  
115 Roberts Ave. NE  
Warroad, MN 56763

Sept. 14  
**NOTICE OF POSTPONEMENT  
OF MORTGAGE  
FORECLOSURE SALE**

Pursuant to the provisions of Minnesota Statutes 580.07, the foregoing foreclosure sale is postponed at the request of Border State Bank, Mortgagee, until November 10, 2016, at 10:00 a.m. at the Marshall County Sheriff's Office, 208 E. Colvin Ave., Warren, MN 56762.

July 27-August 3-10-17-24-31  
**NOTICE OF MORTGAGE  
FORECLOSURE SALE**

DATE: July 27, 2016  
YOU ARE NOTIFIED that default has occurred in the conditions of the following described Mortgage:

**INFORMATION REGARDING  
MORTGAGE TO BE FORECLOSED**

1. Date of Mortgage: July 29, 2003  
2. Mortgagors: Darrel E. Peterson and Julie A. Peterson

3. Mortgagees: Northern State Bank of Thief River Falls

4. Recording Information: Recorded on August 5, 2003, as Document Number 289994 in the Office of the County Recorder of Marshall County, Minnesota.

5. Assignments of Mortgage: Assigned to Border State Bank of Greenbush by written assignment recorded on July 2, 2013, as Document Number 318703, in the recording office stated in paragraph 4.

**INFORMATION REGARDING  
MORTGAGED PREMISES**

6. Tax parcel identification number of the mortgaged premises: 37-0109-000

7. Legal description of the mortgaged premises: That portion of the East Half of the Southeast Quarter (E\_ SE\_) of Section Seventeen (17), Township One Hundred Fifty-seven (157) North of Range Forty-three (43) West of the Fifth Principal Meridian described as follows: Commencing at the Southeast corner of said E\_ SE\_; thence in a westerly direction along the South line of said E\_ SE\_ a distance of 955 feet; thence in a northerly direction along a line parallel with the East line of said E\_ SE\_ a distance of 900 feet to the point of beginning; thence continuing in a northerly direction along a line parallel with the East line of said E\_ SE\_ a distance of 250 feet; thence in an easterly direction along a line parallel with the South line of said E\_ SE\_ a distance of 30 feet; thence in a northerly direction along a line parallel with the East line of said E\_ SE\_ a distance of 550 feet; thence in an easterly direction along a line parallel with the South line of said E\_ SE\_ to the point of intersection with the East line of said E\_ SE\_; thence in a southerly direction along the East line of said E\_ SE\_ a distance of 800 feet; thence in a westerly direction to the point of beginning. Subject to roadway easement.

8. The physical street address, city, and zip code of the mortgaged premises: 11872 370th St. NE, Thief River Falls, MN 56737.

**OTHER FORECLOSURE DATA**

9. The person holding the Mortgage is a transaction agent, as defined by Minn. Stat. 58.02, subd. 30.

The name of the transaction agent, residential mortgage servicer, and the lender or broker, as defined in Minn. Stat. 58.02, is: Border State Bank

The transaction agent's mortgage identification number, if stated on the Mortgage, is: not stated

10. If stated on the Mortgage, the name of the mortgage originator, as defined in Minn. Stat. 58.02, is Border State Bank.