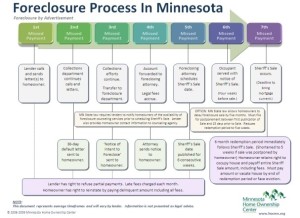
**Notes 三期课程 第四、五组作业**

Oct 3, 2020



**Foreclosure Process in Minnesota**

1. Missed payments (day 1)

2. Lender calls and sends a letter (31 days)

3. Receive default notice. Phone calls and collection efforts continue. (61 days)

4. Account forwarded in foreclosing attorney (legal fees accrue). Receive Pre-foreclosure Notice.

5. Sheriff’s Sale date scheduled by attorney. (Date published for 6 consecutive weeks)

6. Occupant served with notice of sheriff’s sale (4 weeks before foreclosure sale)

7. Deadline to bring mortgage current

8. Notes: MN state law allows homeowners postpones Sheriff’s Sale in return for shortened redemption period. Must file for postponement between date sale is published and 15 days prior to Sale.

Redemption period follows the Sheriff’s Sale

• Typically six months (12 months if agricultural).

• Shortened to five weeks if property is abandoned or Sheriff’s Sale was postponed by homeowner.

• Homeowners may stay in their home during the redemption period.

• To redeem and keep the property, homeowners must pay off Sheriff’s Sale price plus interest and fees.

• At the end of the redemption period homeowners must vacate or face eviction.

• See the entire foreclosure timeline on a calendar

Sheriff’s Sale scheduled by the attorney

• Information on a Sheriff’s Sale must be announced and published at least six weeks ahead of time.

• Homeowner is served with notice of Sheriff’s Sale four weeks before the sale date.

• Homeowners may postpone a Sheriff’s Sale in exchange for a shortened redemption period.

• Postponement paperwork deadline is 15 days before the Sheriff’s Sale.

• The Sheriff’s Sale is the deadline to bring the mortgage current.

Minnesota's Foreclosure Process:

<https://cdn2.hubspot.net/hub/92650/file-1726334867-png/MN-Foreclosure-Process-InfoGraphic2-1.png?t=1496963743159>

MN 法拍的法律法规

# Facing Mortgage Foreclosure

<https://www.ag.state.mn.us/consumer/publications/facingmortgageforeclosure.asp>

CHAPTER 580. MORTGAGES; FORECLOSURE BY ADVERTISEMENT

<https://www.revisor.mn.gov/statutes/cite/580>