

# 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:

DATE OF MORTGAGE: 09/12/2013

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$85,827.00

MORTGAGOR(S): David A Lang and Diane L Lang, husband and wife

MORTGAGEE: Navy Federal Credit Union

DATE AND PLACE OF FILING: 09/20/2013 as Doc#: 258630 in the Office of the County Recorder in Yellow Medicine County, Minnesota.

TAX PARCEL I.D. NO.: 36-019-4010

LEGAL DESCRIPTION OF PROPERTY: 3 Tracts of land in the SW 1/4 of SE 1/4 of Section 19, Township 115 North, Range 40, West of the 5th Principal Meridian (P.M.), described as follows: Tract 1: Commencing at a point 198 feet due south from a point 21 rods west of the NE corner of the SW Quarter of SE Quarter (SW1/4 of SE1/4) of Section 19, Township 115, Range 40, Yellow Medicine County, running thence due West a distance of 198 feet, thence due North a distance of 60 feet, thence due East a distance of 198 feet, thence due south a distance of 60 feet to the place of beginning.

Tract 2: Commencing at a point of 1675.5 feet West and 1106 feet North of the SE corner of Section 19, Township 115 North of Range 40, West of the 5th P.M, thence North 15 feet; thence West 234 feet; thence South 15 feet; and thence East 234 feet to the place of beginning

Tract 3: The South 22 feet of the following described parcel to wit: Commencing at a point 21 rods west and 78 feet South of the NE Corner of the SW 1/4 of the SE 1/4 of Section 19, Township 115 North, Range 40, West of the 5th P.M., thence running due West 12 rods' thence due South 60 feet; thence due East 12 rods, thence due North 60 feet to the place of beginning, Subject to however the highway easement through the easterly portion thereof. (PID 36-019-4010)

STREET ADDRESS OF PROPERTY: 460 1st St., Hazel Run, MN 56241

COUNTY IN WHICH PROPERTY IS LOCATED: Yellow Medicine

LENDER OR BROKER AND MORTGAGE ORIGINATOR: Navy Federal Credit Union

RESIDENTIAL MORTGAGE SERVICER: Navy Federal

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE: \$69,921.32 AS OF 09/10/2022.

THAT no action or proceeding has been instituted at law to recover the debt secured by said mortgage, or any part thereof; that there has been compliance with all pre-foreclosure notice and acceleration requirements of said mortgage, and/or applicable statutes. Pursuant to the power of sale contained in said Mortgage, the Mortgage will be foreclosed, and the mortgaged premises will be sold by the Sheriff of Yellow Medicine County, Minnesota at public auction as follows:

DATE AND TIME OF SALE: 11/10/2022 at 10:00 A.M.

PLACE OF SALE: Yellow Medicine County Sheriff's Office, 415 9th Ave Ste 103, Granite Falls, MN 56241 to pay the debt then secured by said mortgage and taxes, if any actually paid by the mortgagee, on the premises and the costs and disbursements allowed by law. The time allowed by law for redemption by said Mortgagor(s) or Mortgagor's personal representatives or assigns is six (6) months.

TIME AND DATE TO VACATE PROPERTY: If the mortgage is not reinstated under Minn. Stat. §580.30 or redeemed under Minn. Stat. §580.23, the mortgagor must vacate the mortgaged property by 11:59 p.m. on 05/10/2023, or the next business day if 05/10/2023 falls on a Saturday, Sunday or legal holiday.

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 MORTGAGED PREMISES ARE IMPROVED WITH A RESIDENTIAL DWELLING OF LESS THAN FIVE UNITS, ARE NOT PROPERTY USED IN AGRICULTURAL PRODUCTION, AND ARE ABANDONED.

Publication to begin the week of: 09/11/2022 - 09/17/2022

Navy Federal Credit Union, Mortgagee/Mortgagee Assignee

The Sayer Law Group, P.C., By Brian G. Sayer, Attorney for Mortgagee/Mortgagee Assignee

925 E 4 th St., Waterloo, IA 50703

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

## NOTICE OF POSTPONEMENT

The attached referenced sale scheduled for 01/12/2023 is hereby postponed 02/16/2023 at 10:00 A.M. at the Yellow Medicine County Sheriff's Office, 415 9th Ave Ste 103, Granite Falls, MN 56241. Unless said mortgage is reinstated or the property redeemed, or unless the time for redemption is reduced by judicial order, the premises must be vacated by 11:59 p.m. on 08/16/2023 or the next business day if 08/16/2023 falls on a Saturday, Sunday or legal holiday.

Dated: 01/05/2023

Navy Federal Credit Union, Mortgagee/Mortgagee Assignee

The Sayer Law Group, P.C., By Brian G. Sayer, Attorney for Mortgagee/Mortgagee Assignee

925 E 4 th St., Waterloo, IA 50703

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Jan. 10, 2023