

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 conditions of the following described mortgage:

DATE OF MORTGAGE: August 24, 2018

MORTGAGOR: Joshua Brunsvig and Michelle Neill, Husband and Wife, as Joint Tenants.

MORTGAGEE: Mortgage Electronic Registration Systems, Inc. as nominee for United Wholesale Mortgage its successors and assigns.

DATE AND PLACE OF RECORDING: Recorded September 4, 2018 Yellow Medicine County Recorder, Document No. 269295.

ASSIGNMENTS OF MORTGAGE: Assigned to: Lakeview Loan Servicing, LLC. Dated February 25, 2022 Recorded February 25, 2022, as Document No. 277462.

TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc.

TRANSACTION AGENT'S MORTGAGE IDENTIFICATION NUMBER ON MORTGAGE: 100032412181147262

LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON MORTGAGE: United Wholesale Mortgage

RESIDENTIAL MORTGAGE SERVICER: LoanCare, LLC

MORTGAGED PROPERTY ADDRESS: 2199 Hwy 68, Canby, MN 56220

TAX PARCEL I.D. #: 100244020

LEGAL DESCRIPTION OF PROPERTY:

A tract of land in the East Half of the Southeast Quarter (E1/2SE1/4) of Section Twenty-four (24), Township One Hundred Fourteen (114) North, Range Forty-five West of the Fifth (5th) Principal Meridian, described as follows: Beginning at a point on the East Line of said Southeast Quarter (SE1/4) which beginning point is 489.72 feet North of the Southeast corner of said Southeast Quarter (SE1/4); thence at right angles to the East line of said Southeast Quarter (SE1/4) and due West a distance of 410.52 feet; thence at right angles to the last named line and due North a distance of 848.76 feet; thence at right angle to the named line and due East 410.52 feet to the East line of said Southeast Quarter (SE1/4) and thence at right angles to the last named line and due South along the East line of said Southeast Quarter (SE1/4) a distance of 848.72 feet to the place of beginning said parcel containing 8 acres, more or less.

COUNTY IN WHICH PROPERTY IS LOCATED: Yellow Medicine

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$171,717.00

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE, INCLUDING TAXES, IF ANY, PAID BY MORTGAGEE: \$160,919.70

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 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: September 19, 2024 at 10:00 AM

PLACE OF SALE: The main office of the Yellow Medicine County Sheriff's Department, 415 9th Ave. Suite 103, Granite Falls, Minnesota 56241 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 six (6) months from the date of said sale by the mortgagor(s), their personal representatives or assigns unless reduced to Five (5) weeks under MN Stat. §580.07.

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 March 19, 2025, unless that date falls on a weekend or legal holiday, in which case it is the next weekday, and unless the redemption period is reduced to 5 weeks under MN Stat. Secs. 580.07 or 582.032.

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: July 24, 2024

Lakeview Loan Servicing, LLC
Mortgagee/Assignee of Mortgagee

LIEBO, WEINGARDEN, DOBIE & BARBEE, P.L.L.P.
Attorneys for Mortgagee/Assignee of Mortgagee
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100 - 24-004514 FC

IN THE EVENT REQUIRED BY FEDERAL LAW: THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.