

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:

Mortgagor: Ashley Denise Cobain, a single person
Mortgagee Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for
Bremer Bank, National Association, its successors and assigns

Dated: December 16, 2016

Recorded: December 19, 2016

Yellow Medicine County Recorder Document No. 265376

Assigned To: U.S. Bank National Association

Dated: June 14, 2021

Recorded: June 15, 2021

Yellow Medicine County Recorder Document No. 275684

Transaction Agent: Mortgage Electronic Registration Systems, Inc.

Transaction Agent Mortgage Identification Number: 10007390000055633

Lender or Broker: Bremer Bank, National Association

Residential Mortgage Servicer: U.S. Bank National Association

Mortgage Originator: Bremer Bank, National Association

LEGAL DESCRIPTION OF PROPERTY: Lot Eighteen (18), Block Nineteen (19), Original Plat for the City of Granite Falls, Yellow Medicine County, Minnesota.

This is Abstract Property.

TAX PARCEL NO.: 34-300-1918

ADDRESS OF PROPERTY:

130 5th Avenue

Granite Falls, MN 56241

COUNTY IN WHICH PROPERTY IS LOCATED: Yellow Medicine

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$95,959.00

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$91,269.33

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: January 18, 2024, 10:00 a.m.

PLACE OF SALE: Sheriff's Office, 415 9th Ave, Ste 103, Granite Falls, MN 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 6 months from the date of said sale by the mortgagor(s), their personal representatives or assigns.

DATE TO VACATE PROPERTY: The date on or before which the mortgagor must vacate the property if the mortgage is not reinstated under Minnesota Statutes section 580.30 or the property redeemed under Minnesota Statutes section 580.23 is July 18, 2024 at 11:59 p.m. If the foregoing date is a Saturday, Sunday or legal holiday, then the date to vacate is the next business day at 11:59 p.m.

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: November 14, 2023

U.S. Bank National Association, Assignee of Mortgagee

By: HALLIDAY, WATKINS & MANN, P.C.

Attorneys for:

U.S. Bank National Association, Assignee of Mortgagee

1333 Northland Drive, Suite 205

Mendota Heights, MN 55120

801-355-2886

651-228-1753 (fax)

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

MN22156.

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