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: December 16, 2003

MORTGAGOR: Jason S. Stensrud, a married man and Naomi L. Stensrud, his wife.

MORTGAGEE: First Independent Bank.

DATE AND PLACE OF RECORDING: Recorded December 17, 2003 Yellow Medicine County Recorder, Document No. 234022.

ASSIGNMENTS OF MORTGAGE: Assigned to: Chase Manhattan Mortgage Corporation. Dated December 16, 2003 Recorded December 17, 2003, as Document No. 234023. And thereafter assigned to: Wilmington Savings Fund Society, FSB, as Trustee of Stanwich Mortgage Loan Trust F. Dated January 14, 2020 Recorded January 16, 2020, as Document No. 272209. And thereafter assigned to: Carrington Mortgage Services, LLC. Dated June 29, 2022 Recorded June 30, 2022, as Document No. 278321.

TRANSACTION AGENT: NONE

TRANSACTION AGENT'S MORTGAGE IDENTIFICATION NUMBER ON MORTGAGE: NONE

LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON MORTGAGE: First Independent Bank

RESIDENTIAL MORTGAGE SERVICER: Carrington Mortgage Services LLC

MORTGAGED PROPERTY ADDRESS: 1918 410th Street, Clarkfield, MN 56223

TAX PARCEL I.D. #: 110173031

LEGAL DESCRIPTION OF PROPERTY:

The part of the Southwest Quarter (SW ¼) of Section Seventeen (17), Township One Hundred Fourteen (114), Range Forty-one (41), Yellow Medicine County, State of Minnesota, described as follows: Beginning at the Southwest (SW) corner of said Section, according to the legal survey thereof, thence beginning and running North along the West section line a distance of 10.09 chains to the point of beginning; thence beginning and running East at right angle a distance of 5.55 chains ; thence North at right angle a distance of 10.5 chains; thence West at right angle a distance of 5.55 chains to the West line of said Section; thence South along said West line of said Section a distance of 10.5 chains to the point of beginning. Said tract hereby conveyed being 5.8 acres, more or less.

COUNTY IN WHICH PROPERTY IS LOCATED: Yellow Medicine

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: $96,460.00

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE, INCLUDING TAXES, IF ANY, PAID BY MORTGAGEE: $56,395.74

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: November 22, 2022 at 10:00 a.m.

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 twelve (12) 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 November 22, 2023, 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: September 19, 2022

Carrington Mortgage Services, LLC
Mortgagee/Assignee of Mortgagee

LIEBO, WEINGARDEN, DOBIE & BARBEE, P.L.L.P.
Attorneys for Mortgagee/Assignee of Mortgagee
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85 - 22-005149 FC

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

10/04, 10/11, 10/18, 10/25, 11/01, 11/08, 2022