

# 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: Robert A. Prellwitz and Betty L. Prellwitz, husband and wife  
Mortgagee Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Aegis Lending Corporation, its successors and assigns  
Dated: August 22, 2006  
Recorded: March 23, 2007  
Yellow Medicine County Recorder Document No. 242707

Assigned To: Deutsche Bank National Trust Company, as Indenture Trustee for Aegis Asset Backed Securities Trust 2006-1, Mortgage Backed Notes  
Dated: October 21, 2021  
Recorded: October 26, 2021  
Yellow Medicine County Recorder Document No. 276570

Transaction Agent: N/A  
Transaction Agent Mortgage Identification Number: N/A  
Lender or Broker: Aegis Lending Corporation  
Residential Mortgage Servicer: PHH Mortgage Corporation  
Mortgage Originator: Aegis Lending Corporation

**LEGAL DESCRIPTION OF PROPERTY:** All that part of the South Half of the Southeast Quarter of Section Thirty-One, Township One Hundred Fourteen, Range Forty-Two, described as follows, to wit: Commencing at the Southeast corner of said South Half of the Southeast Quarter (SE ½ SE ¼ ), running thence Westerly on the South line thereof a distance of 906 feet; thence at right angles Northerly a distance of 958 feet; thence at right angles Easterly a distance of 906 feet; thence at right angles Southerly (on the East line of said SE½ SE¼ a distance of 958 feet to the place of beginning, containing 20 acres, more or less.

Except  
All that part of the Southeast Quarter of Section 31, Township 114 North, Range 42 West of the 5th p.m. described as follows: Commencing at the Southeast corner of the Southeast Quarter of Said Section 31, thence North along the East section line of said Section 31, a distance of 596.5 feet to the point of beginning, thence West parallel to the South line of said Section 31, a distance of 361.5 feet thence North parallel to the East section line of said Section 31, a distance of 361.5 feet, thence East parallel to the South section line of said Section 31, a distance of 361.5 feet thence South along East Section line of said Section 31, a distance of 958 feet to the point of beginning, containing 3.0 acres.

This is Abstract Property.

TAX PARCEL NO.: 18-031-4020

ADDRESS OF PROPERTY:

3492 160TH AVE N  
MINNEOTA, MN 56264

COUNTY IN WHICH PROPERTY IS LOCATED: Yellow Medicine

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$161,200.00

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$162,945.06

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: March 28, 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 March 28, 2025 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: January 19, 2024

Deutsche Bank National Trust Company, as Indenture Trustee for Aegis Asset Backed Securities Trust 2006-1, Mortgage Backed Notes, Assignee of Mortgagee

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

Attorneys for:

Deutsche Bank National Trust Company, as Indenture Trustee for Aegis Asset Backed Securities Trust 2006-1, Mortgage Backed Notes, 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.**

MN10782

Published in the Canby News January 30, February 6, 13, 20, 27, March 5, 2024