PUBLIC NOTICES

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: September 27, 2021

MORTGAGOR: Denise Hanson, a single person.

MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for American Financial Resources, Inc., its successors and assigns.

DATE AND PLACE OF RECORDING: Recorded October 4, 2021 Yellow Medicine County Recorder, Document No. 276416.

ASSIGNMENTS OF MORTGAGE: Assigned to: Lakeview Loan Servicing, LLC. Dated February 17, 2026 Recorded February 17, 2026, as Document No. 285911.

TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc.

TRANSACTION AGENT'S MORTGAGE IDENTIFICATION NUMBER ON MORTGAGE: 1003363-0002310392-9

LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON MORTGAGE: American Financial Resources, Inc.

RESIDENTIAL MORTGAGE SERVICER: LoanCare, LLC

MORTGAGED PROPERTY ADDRESS: 501 5th Street West, Canby, MN 56220

TAX PARCEL I.D. #: 314132430

LEGAL DESCRIPTION OF PROPERTY: Property in Yellow Medicine County, Minnesota, described as: That part of Outlot "A" in the City of Canby bounded as follows: Commencing at the point of intersection of the Northwesterly line of Poplar Avenue and at the Northeasterly line of Fifth Street extended Northwesterly; thence running Northeasterly along the Northwesterly line of Poplar Avenue a distance of 90 feet; thence running Northwesterly on a line parallel to the Northeasterly line of Fifth Street extended Northwesterly a distance of 78 feet; thence running Southwesterly on a line parallel to the Northwesterly line of Poplar Avenue a distance of 90 feet to the Northeasterly line of Fifth Street extended Northwesterly; thence running Southeasterly along the Northeasterly line of Fifth Street extended Northwesterly a distance of 78 feet to the point of beginning.

AND

That tract or parcel located in the City of Canby in said County and State described as follows: Beginning at a point on the Northwesterly line of Poplar Avenue; which point is 90 feet Northeasterly from the intersection of said Northwesterly line of Poplar Avenue and the Southwesterly line of Fifth Street; thence running Northwesterly parallel to the Southwesterly line of Fifth Street a distance of 78 feet; thence running Northeasterly parallel to the Northwesterly line of Poplar Avenue a distance of 2 feet; thence running Southeasterly parallel to the Southwesterly line of Fifth Street a distance of 78 feet to the Northwesterly line of Poplar Avenue; thence running Southwesterly along the said Northwesterly line of Poplar Avenue a distance of 2 feet to the point of beginning. Subject to any easements of record or otherwise whereby the owners of the real estate adjoining the real estate above described on the Northwesterly side thereof to establish, maintain and located sewer and water lines over and across said above described real estate, and the right to maintain and keep in repair any sewer and water lines heretofore established over and across the above described real estate.

COUNTY IN WHICH PROPERTY IS LOCATED: Yellow Medicine

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: $42,735.00

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE, INCLUDING TAXES, IF ANY, PAID BY MORTGAGEE: $40,349.39

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: May 12, 2026 at 10:00 AM

PLACE OF SALE: The main office of the Yellow Medicine County Sheriffs 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 November 12, 2026, 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: March 13, 2026 Lakeview Loan Servicing, LLC
Mortgagee/Assignee of Mortgagee

LIEBO, WEINGARDEN, DOBIE & BARBEE, P.L.L.P.
Attorneys for Mortgagee/Assignee of Mortgagee
4500 Park Glen Road #300
Minneapolis, MN 55416
(952) 925-6888
100-26-002181

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

Document version 1.2 July 20, 2021

NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE SALE

Pursuant to the provisions of Minnesota Statutes 580.07, the foregoing foreclosure sale is postponed until June 30, 2026, at 10:00 AM at the main office of the Yellow Medicine County Sheriffs Department, 415 9th Ave. Suite 103, Granite Falls, Minnesota 56241, in said county and state.

Dated: May 12, 2026 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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IN THE EVENT REQUIRED BY FEDERAL LAW: THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.

Published in the Canby News on May 19, 2026

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 1/4) 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: $41,675.52

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: July 9, 2026 at 10:00 AM

PLACE OF SALE: The main office of the Yellow Medicine County Sheriffs 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 July 9, 2027, 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: May 7, 2026 Carrington Mortgage Services, LLC
Mortgagee/Assignee of Mortgagee

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

Published in the Canby News on May 19, 26 & June 2, 9, 16, 23, 2026