

Sept. 18
**NOTICE OF MORTGAGE
FORECLOSURE SALE**

Date: July 16, 2013

YOU ARE NOTIFIED THAT:

1. Default has occurred in the conditions of the Mortgage dated February 11, 2004, executed by Greg Winskowski and Denielle Winskowski, husband and wife, as Mortgagors, to Wells Fargo Bank, National Association, as Mortgagee, and filed for record March 4, 2004, as Document No. 291880, in the office of the County Recorder of Marshall County, Minnesota. The land described in the Mortgage is not registered land.

2. The original principal amount secured by the Mortgage was \$50,000.00.

3. No action or proceeding at law is now pending to recover the debt secured by the Mortgage, or any part thereof.

4. No mortgagor has been released from financial obligation on the mortgage.

5. The holder of the Mortgage has complied with all conditions precedent to acceleration of the debt secured by the Mortgage and foreclosure of the Mortgage, and all notice and other requirements of applicable statutes.

6. At the date of this notice the amount due on the Mortgage, and taxes, if any, paid by the holder of the Mortgage is \$52,266.62.

7. Pursuant to the power of sale in the Mortgage, the Mortgage will be foreclosed, and the land described as follows:

Legal Description: The Easterly 26 feet of Lot 4 and the Westerly 74 feet of Lot 5, Block 3, East Riverside Addition to the city of Stephen, Marshall County, Minnesota.

will be sold by the Sheriff of Marshall County, Minnesota, at public auction on September 12, 2013 at 10:00 a.m. at the office of the Marshall County Sheriff, 208 East Colvin Avenue, Suite 1, Warren, MN 56762.

8. The mortgagor must vacate the property on or before 11:59 p.m. March 12, 2014, if the mortgage is not reinstated under Minn. Stat. Sec. 580.30, the property is not redeemed under Minn. Stat. Sec. 580.23, or the redemption period is not reduced under section 582.032.

9. The time allowed by law for redemption by Mortgagors or Mortgagors' personal representatives or assigns is 6 months after the date of sale.

10. 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.

11. THE RIGHT TO VERIFICATION OF THE DISCHARGED DEBT SECURED BY THE MORTGAGE AND IDENTITY OF THE ORIGINAL MORTGAGEE IS NOT AFFECTED BY THIS ACTION.

Foreclosure Data required by Minn. Stat. Sec. 580.025

1. **Property Address:** 203 2nd Street, Stephen, MN 56757

2. **Transaction Agent:** Not Applicable

3. **Name of Mortgage Originator (Lender):** Wells Fargo Bank, N.A.

4. **Residential Servicer:** Wells Fargo Bank, N.A.

5. **Tax Parcel Identification Number:** 56-0349-000

6. **Transaction Agent's Mortgage ID Number:** Not Applicable
Wells Fargo Bank, National Association

Attorneys for Mortgagee

James T. Keig
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**NOTICE OF POSTPONEMENT
OF MORTGAGE
FORECLOSURE SALE**

NOTICE IS HEREBY GIVEN that the sale set forth in the above Notice has been postponed to October 17, 2013 at 10:00 a.m. at the place indicated in said Notice.

The mortgagor must vacate the property on or before 11:59 p.m., April 17, 2014, if the Sheriff's sale is not further postponed, the mortgage is not reinstated under Minn. Stat. Sec. 580.30, the property is not redeemed under Minn. Stat. Sec. 580.23, or the redemption period is not reduced under Minn. Stat. Sec. 582.032.

Dated: September 16, 2013

Attorneys for Mortgagee

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