

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: Donald J Adamek and Kathleen L Adamek, Husband and Wife

Mortgagee: U.S. Bank National Association, N.D.

Dated: August 14, 2003

Recorded: November 17, 2003

Aitkin County Recorder Document No. 353919

Transaction Agent: N/A

Transaction Agent Mortgage Identification Number: N/A

Lender or Broker: U.S. Bank National Association, N.D.

Residential Mortgage Servicer: U.S. Bank National Association

Mortgage Originator: U.S. Bank National Association, N.D.

LEGAL DESCRIPTION OF PROPERTY: THOSE PORTIONS OF GOVERNMENT LOT THREE (3) OF SECTION SIXTEEN (16) TOWNSHIP FORTY-NINE (49), RANGE TWENTY-SIX (26) DESCRIBED AS FOLLOWS:

COMMENCING AT THE MEANDER CORNER ON THE SHORE OF ROUND LAKE BETWEEN SECTIONS 16 AND 17, THENCE NORTH ALONG SAID SECTION LINE 219.5 FEET TO THE ROAD RIGHT OF WAY; THENCE SOUTH 89 DEG 48 MINUTES EAST 496.6 FEET ALONG THE ROAD RIGHT OF WAY; THENCE SOUTH 85 DEG 45 MINUTES EAST 441 FEET ALONG THE SAID ROAD RIGHT OF WAY; THENCE SOUTH 64 DEG 53 MINUTES EAST 657 FEET ALONG SAID ROAD RIGHT OF WAY; THENCE SOUTH 62 DEG 34 MINUTES EAST 490 FEET ALONG THE SAID ROAD RIGHT OF WAY TO THE PLACE OF BEGINNING; THENCE SOUTH 27 DEG 35 MINUTES WEST 192.8 FEET TO THE SHORE OF ROUND LAKE; THENCE SOUTH 63 DEG 10 MINUTES EAST 100 FEET ALONG THE SHORE OF SAID LAKE; THENCE NORTH 27 DEG 35 MINUTES EAST 190.8 FEET TO THE ROAD RIGHT OF WAY; THENCE NORTH 27 DEG 35 MINUTES EAST 190.8 FEET TO THE ROAD RIGHT OF WAY; THENCE NORTH 62 DEG 34 MINUTES WEST 100 FEET ALONG THE SAID ROAD RIGHT OF WAY TO PLACE OF BEGINNING; TRACT EXTENDS TO WATER'S EDGE.

AND

COMMENCING AT THE MEANDER CORNER ON THE SHORE OF ROUND LAKE BETWEEN SECTIONS 16 AND 17; THENCE NORTH ALONG SAID SECTION LINE 219.5 FEET TO THE ROAD RIGHT OF WAY; THENCE SOUTH 89 DEG 48 MINUTES EAST 496.6 FEET ALONG THE ROAD RIGHT OF WAY; THENCE SOUTH 85 DEG 45 MINUTES EAST 441 FEET ALONG THE SAID ROAD RIGHT OF WAY; THENCE SOUTH 64 DEG 53 MINUTES EAST 657 FEET ALONG SAID ROAD RIGHT OF WAY; THENCE SOUTH 62 DEG 34 MINUTES EAST 590 FEET ALONG THE SAID ROAD RIGHT OF WAY TO THE PLACE OF BEGINNING; THENCE SOUTH 27 DEG 35 MINUTES WEST 192.8 FEET TO THE SHORE OF ROUND LAKE; THENCE SOUTH 63 DEG 10 MINUTES EAST 100 FEET ALONG THE SHORE OF SAID LAKE; THENCE NORTH 27 DEG 35 MINUTES EAST 190.8 FEET TO THE ROAD RIGHT OF WAY; THENCE NORTH 27 DEG 35 MINUTES EAST 190.8 FEET TO THE ROAD RIGHT OF WAY; THENCE NORTH 62 DEG 34 MINUTES WEST 100 FEET ALONG THE SAID ROAD RIGHT OF WAY TO PLACE OF BEGINNING; TRACT EXTENDS TO WATER'S EDGE.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

BEING THE SAME PROPERTY CONVEYED BY DEED RECORDED IN DOCUMENT NO. 279834, OF THE AITKIN COUNTY, MINNESOTA RECORDS.

This is Abstract Property.

TAX PARCEL NO.: 35-0-026500

ADDRESS OF PROPERTY:

37591 495th Ln

Palisade, MN 56469

COUNTY IN WHICH PROPERTY IS LOCATED: Aitkin

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$50,000.00

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$61,879.26

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 to recover the debt then remaining secured by such mortgage, or any part thereof, or, if the action or proceeding has been instituted, that the same has been discontinued, or that an execution upon the judgment rendered therein has been returned unsatisfied, in whole or in part;

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:

June 13, 2024, 10:00 AM

PLACE OF SALE: Sheriff's Office, Courthouse Annex, 217 NW 2nd St., Aitkin, 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 December 13, 2024 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: April 3, 2024

U.S. Bank National Association as successor by merger of U.S. Bank National Association N.D., Mortgagee

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

Attorneys for:

U.S. Bank National Association as successor by merger of U.S. Bank National Association N.D., 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.

MN11501.

Published in the

Aitkin Independent Age

April 17, 24,

May 1, 8, 15, 22, 2024