

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:
DATE OF MORTGAGE: February 9, 2005
ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$14,000.00
MORTGAGOR(S): Paul A. Braam, an unmarried person
MORTGAGEE: Wells Fargo Bank, N.A.
LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON THE MORTGAGE: Wells Fargo Bank, N.A.
SERVICER: The Lemoine Group
DATE AND PLACE OF FILING: Filed March 10, 2005, Le Sueur County Recorder, as Document Number 328426
ASSIGNMENTS OF MORTGAGE: Assigned to: CCMorris, LLC; thereafter assigned to Penn Street Investors, LLC; thereafter assigned to The Lemoine Group, Inc.
LEGAL DESCRIPTION OF PROPERTY: That part of the Southwest Quarter of the Southeast Quarter of Section 8 and that part of the Northwest Quarter of the Northeast Quarter of Section 17, all in Township 109 North Range 26 West, LeSueur County, Minnesota, described as: Commencing at the Southeast corner of Section 8; thence South 90 degrees 00 minutes 00 seconds West, (assumed bearing), along the South line of the Southeast Quarter of Section 8, the same being the North line of Thunderbird Hills, according to the plat thereof on file and of record with the LeSueur County Recorder and the same being the center line of County Road No. 101, a distance of 826.20 feet to the point of curvature of a circular curve to the left; thence Southwesterly along said North line and along said center line, along a 572.96 foot radius curve, central angle = 21 degrees 47 minutes 39 seconds, an arc distance of 217.94 feet to the point of tangency of said curve; thence South 68 degrees 12 minutes 21 seconds West, along the tangent of said curve, along said North line and along said center line, 274.98 feet to the point of curvature of a circular curve to the right; thence Westerly along said North line and along said center line, along a 286.48 foot radius curve, central angle = 27 degrees 26 minutes 06 seconds, an arc distance of 137.18 feet to the point of tangency of said curve, thence North 84 degrees 21 minutes 33 seconds West, along the tangent of said curve, along said north line and along said center line, 368.92 feet; thence North 00 degrees 42 minutes 04 seconds West, 787.65 feet; thence South 87 degrees 05 minutes 28 seconds West, 189.44 feet; thence South 01 degrees 57 minutes 09 seconds East, 67.36 feet; thence South 89 degrees 58 minutes 03 seconds West, 128.39 feet to the point of beginning; thence South 00 degrees 42 minutes 04 seconds East, 202.14 feet; thence North 89 degrees 17 minutes 56 seconds East, 70.00 feet; thence South 00 degrees 42 minutes 04 seconds East, 80.00 feet; thence South 89 degrees 17 minutes 56 seconds West, 45.00 feet; thence South 00 degrees 42 minutes 04 seconds East, 400.00 feet to a point on the North line of said Thunderbird Hills; the same being the center line of County Road No. 101; thence North 84 degrees 21 minutes 33 seconds West, along said North line and said center line, 216.04 feet, to the Northwest corner of said Thunderbird Hills; thence North 00 degrees 00 minutes 55 seconds East, along the center line of County Highway No. 21 a distance of 75.84 feet to the point of intersection with the North line of the Northeast Quarter of Section 17; thence North 00 degrees 02 minutes 07 seconds West, along the center line of County Highway No. 21 a distance of 584.60 feet to the point of intersection with a line which bears South 89 degrees 58 minutes 03 seconds West from the point of beginning; thence North 89 degrees 58 minutes 03 seconds East, 181.99 feet to the point of beginning. Said Parcel 2 contains 3.22 acres, subject to an easement for County Road 101 over and across the Southerly boundary and subject to an easement for County Highway No. 21 purposes over and across the Westerly boundary. ALSO subject to any other easements of record.
PROPERTY ADDRESS: 47969 355th Avenue, Kasota, MN 56050
PROPERTY IDENTIFICATION NUMBER: 05.108.5000
COUNTY IN WHICH PROPERTY IS LOCATED: Le Sueur
THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: \$17,833.49
THAT all pre-foreclosure requirements have been complied with; 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 16, 2022, 1:00PM
PLACE OF SALE: Sheriff's Main Office, Lobby of the Justice Center, 435 E. Derrynane Street, Le Center, MN 56057
to pay the debt 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) the personal representatives or assigns.
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 May 16, 2023, or the next business day if May 16, 2023 falls on a Saturday, Sunday or legal holiday.
"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 5 UNITS, ARE NOT PROPERTY USED FOR AGRICULTURAL PRODUCTION, AND ARE ABANDONED.
Dated: September 13, 2022
The Lemoine Group, Inc.
Assignee of Mortgagee
LOGS LEGAL GROUP LLP
BY
Melissa L. B. Porter - 0337778
Gary J. Evers - 0134764
Joseph M. Rossmann - 0397070
Attorneys for Mortgagee
LOGS Legal Group LLP
1715 Yankee Doodle Road, Suite 210
Eagan, MN 55121
(952) 831-4060
THIS IS A COMMUNICATION FROM A DEBT COLLECTOR
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