

First Publication Date:  
Wednesday  
June 21, 2023  
**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:**  
September 10, 2012

**MORTGAGOR:**  
Jason R. Casey and Nicole  
K. Casey, husband and wife

**MORTGAGEE:**  
Affinity Plus Federal Credit  
Union, a credit union  
organized under the laws  
of the United States of  
America

**DATE AND PLACE OF  
RECORDING:**

Recorded September  
17, 2012, in the office of  
the County Recorder, as  
Document No. A566976,  
Winona County, Minnesota.

**MORTGAGED PROPERTY  
ADDRESS:**  
728 9th Street W., Winona,  
MN 55987

**TAX PARCEL I.D. NOS.**  
32.040.0280  
**LEGAL DESCRIPTION OF  
PROPERTY:**

Lot Seven (7), Block Three  
(3), Bolcom's Addition to  
Winona, Winona County,  
Minnesota.

COUNTY IN WHICH  
PROPERTY IS LOCATED:  
Winona

**ORIGINAL PRINCIPAL  
AMOUNT OF  
MORTGAGE:**  
\$62,600.00

**AMOUNT DUE AND  
CLAIMED TO BE  
DUE AS OF DATE OF  
NOTICE, INCLUDING  
TAXES, IF ANY, PAID BY  
MORTGAGEE:**  
\$56,470.37

**INTEREST RATE AND  
PER DIEM:**

Current interest rate is  
5.625%, with a daily per  
diem of 8.11.

The person holding  
the Mortgage is not a  
transaction agent, as  
defined by Minn. Stat.  
58.02, Subd. 30. The name  
of the residential mortgage  
servicer and lender or  
broker, as defined in Minn.  
Stat. 58.02 is: Affinity Plus  
Federal Credit Union.

That prior to commencement  
of this mortgage foreclosure  
proceeding Mortgagee  
complied with all notice

requirements 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:**  
August 3, 2023, at 10:00  
am.

**PLACE OF SALE:**  
Winona County Sheriff's  
Office, Law Enforcement  
Center, 201 West Third  
Street, Winona, Minnesota  
55987,

to pay the debt then  
secured by said Mortgage,  
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.

**DATE AND TIME  
MORTGAGOR MUST  
VACATE THE PREMISES:**  
February 3, 2024, at 11:59  
p.m.

**"THE TIME ALLOWED BY  
LAW FOR REDEMPTION**

**BY THE MORTGAGOR,  
THE MORTGAGOR'S  
PERSONAL  
REPRESENTATIVES  
OR ASSIGNS, MAY BE  
REDUCED TO FIVE (5)  
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: June 8, 2023  
GURSTEL LAW FIRM  
By: /s/ Creig Andreasen  
Creig Andreasen (#334832)  
6681 Country Club Drive  
Golden Valley, MN 55427  
(763) 267-6785  
Attorney in Fact for  
Affinity Plus Federal Credit  
Union

**IMPORTANT NOTICE**  
This communication is  
from a debt collector and  
is an attempt to collect  
a debt. Any information  
obtained will be used for  
that purpose.

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