

First Publication Date:
Wednesday,
November 26, 2025
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:
December 3, 2003
ORIGINAL PRINCIPAL
AMOUNT OF
MORTGAGE: \$200,600.00
MORTGAGOR(S): Barbara
D. Schueler, an unmarried
individual **MORTGAGEE:**
Wells Fargo Bank, N.A.
LENDER OR BROKER
AND MORTGAGE
ORIGINATOR STATED ON
THE MORTGAGE:
Wells Fargo Bank, N.A.
SERVICER:

Wells Fargo Bank, N.A.
DATE AND PLACE OF
FILING: Filed December
8, 2003, Winona County
Recorder, as Document
Number 481009,
thereafter modified
by Loan Modification
Agreement recorded July
25, 2014 as Document
Number A582462 **LEGAL**

DESCRIPTION OF
PROPERTY:
That part of the Northwest
Quarter of the Northwest
Quarter (NW1/4 of NW1/4)

of Section One (1),
Township One Hundred
Five (105) North, of Range
Seven (7) West of the
Fifth Principal Meridian,
Winona County, Minnesota
described as follows:
Commencing at a point on
the centerline of Winona
County Highway No. 12,
1,243 feet Southeasterly,
as measured along said
centerline, from the
intersection of said Winona
County Highway No. 12
with the centerline of
Winona County Highway
No. 9; thence Northeasterly
and at right angles to the
centerline of said Winona
County Highway No. 12, a
distance of 546 feet to the
point of beginning of the
property to be described;
thence returning along
said last described line, a
distance of 546 feet to the
centerline of said Winona
County Highway No. 12;
thence Northwesterly
along the centerline of said
Winona County Highway
No. 12, a distance of 1,243
feet to its intersection with
the centerline of Winona
County Highway No. 9 to
its intersection with the
Northerly line of NW1/4 of
the NW1/4 of said Section
1; thence Easterly along
with Northerly line of said
NW1/4 of the NW1/4 of
Section 1, a distance of 503
feet; thence Southeasterly
to the point of beginning.
The property shall be
subject to an easement to
be reserved by seller for
ingress to and egress from

seller's remaining property
situated in the NW1/4 of the
NW1/4 of Section 1. Such
easement shall be used for
farming purposes and shall
be located in the area of
the existing driveway and
such extensions thereof
as may be necessary to
provide reasonable access
to seller's property. The
easement shall be for the
benefit of seller and seller's
agents, representatives,
invitees and tenants. The
easement shall not be
assignable by seller, and
shall terminate at such time
as seller no longer owns
any property in the NW1/4
of the NW1/4 of Section 1.

PROPERTY ADDRESS:
33066 County Road 12,
Winona, MN 55987

PROPERTY
IDENTIFICATION
NUMBER: RP20.000.0093
COUNTY IN WHICH
PROPERTY IS LOCATED:
Winona

THE AMOUNT CLAIMED
TO BE DUE ON THE
MORTGAGE ON THE
DATE OF THE NOTICE:
\$151,141.38

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:

January 22, 2026, 10:00AM
PLACE OF SALE:
Sheriff's Main Office, Lobby
of Winona County LEC,
201 West 3rd,
Winona, MN 55987

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 July 22, 2026,
or the next business day
if July 22, 2026 falls on a
Saturday, Sunday or legal
holiday.

Dated: November 21, 2025
Wells Fargo Bank, N.A.
Mortgagee
LOGS Legal Group LLP
Tracy J. Halliday - 034610X
Attorneys for Mortgagee
1715 Yankee Doodle Road,
Suite 210
Eagan, MN 55121
(952) 831-4060

THIS IS A
COMMUNICATION FROM
A DEBT COLLECTOR