

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: March 16, 2021

MORTGAGOR: Conrad M. Tollefson, a single person

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 March 23, 2021, in the office of the County Recorder, as Document No. A178085, Clearwater County, Minnesota.

M O R T G A G E D PROPERTY ADDRESS: 26626 Boorman Road, Leonard, MN 56652

TAX PARCEL I.D. NOS. 04.014.0210

LEGAL DESCRIPTION OF PROPERTY: Parcel I: The Northeast Quarter of the Northwest Quarter (NE1/4 NW1/4), and the Northwest Quarter of the Northeast Quarter (NW1/4 NE1/4), all in Section Fourteen (14), Township One Hundred Forty-eight (148) North of Range Thirty-six (36) West of the Fifth P.M., Clearwater County, Minnesota. Parcel II: A perpetual easement for ingress and egress over and across an existing driveway as now located North of the Township Road in the Southeast Quarter of the Northwest Quarter (SE1/4 NW1/4) of Section Fourteen (14), Township One Hundred Forty-eight (148) North,

Range Thirty-six (36) West of the Fifth P.M. Said driveway extends Northerly approximately 300 feet from a point on the Township Road approximately 875 feet Northwest of the intersection of the North line of said Township Road and the East 40 line of said Southeast Quarter of the Northwest Quarter.

COUNTY IN WHICH PROPERTY IS LOCATED: Clearwater

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$55,000.00
AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE, INCLUDING TAXES, IF ANY, PAID BY MORTGAGEE: \$54,713.30
INTEREST RATE AND PERDIEM: Current interest rate is 2.875%, with a daily per diem of \$4.16.

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: October 5, 2023, at 10:00 am.

PLACE OF SALE: Clearwater County Sheriff's Office, 213 Main Avenue North, Bagley, Minnesota

56621, 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 twelve (12) months from the date of said sale by the mortgagor(s), their personal representatives or assigns.

DATE AND TIME MORTGAGOR MUST VACATE THE PREMISES: October 5, 2024, at 11:59 p.m.

"THE TIME ALLOWED BY LAW FOR REDEMPTION BY THE MORTGAGOR, THE MORTGAGOR'S P E R S O N A L 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: August 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.

(9.20c)