



**NOTICE OF  
MORTGAGE**

**FORECLOSURE SALE  
THE RIGHT TO VERIFI-  
CATION OF THE DEBT  
AND IDENTITY OF THE  
ORIGINAL CREDITOR  
WITHIN THE TIME PRO-  
VIDED BY LAW IS NOT AF-  
FECTED BY THIS ACTION.**

NOTICE IS HEREBY GIVEN: That default has occurred in the conditions of the following described mortgage:

DATE OF MORTGAGE: February 6, 2009

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$101,020.00

MORTGAGOR(S): Zachary J. Dejoy and Malorie E. Busch, both single people

MORTGAGEE: Wells Fargo Bank, N.A.

DATE AND PLACE OF FILING: Recorded on February 27, 2009 as Document Number 360685 in the Office of the County Recorder of Le Sueur County, Minnesota.

ASSIGNMENTS OF MORTGAGE: Assigned to: None.

LEGAL DESCRIPTION OF PROPERTY: Lot 4, Block 6, in Columbia Heights's Addition to the City of Montgomery, Le Sueur County, Minnesota.

STREET ADDRESS OF PROPERTY: 508 THIRD STREET NE, MONTGOMERY, MN 56069-1406

COUNTY IN WHICH PROPERTY IS LOCATED: Le Sueur County, Minnesota.

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: \$102,761.04

TRANSACTION AGENT: None

NAME OF MORTGAGE ORIGINATOR: Wells Fargo Bank, N.A.

RESIDENTIAL SERVICER: Wells Fargo Bank, N.A.

TAX PARCEL IDENTIFICATION NUMBER: 22.480.0800

TRANSACTION AGENT'S MORTGAGE IDENTIFICATION NUMBER: None

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: March 24, 2021 at 1:00 PM.

PLACE OF SALE: Le Sueur County Sheriff's Office, 435 E. Derrynane Street, Le Center, MN 56057.

to pay the debt then secured by said mortgage and taxes, if any actually paid by the mortgagee, on the premises and the costs and disbursements allowed by law. The time allowed by law for redemption by said mortgagor(s), their personal representatives or assigns is six (6) months from the date of sale.

TIME AND DATE TO VACATE PROPERTY: Unless said mortgage is reinstated or the property redeemed, or unless the time for redemption is reduced by judicial order, you must vacate the premises by 11:59 p.m. on September 24, 2021.

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.

MORTGAGOR(S) RELEASED FROM FINANCIAL OBLIGATION ON MORTGAGE: None

Dated: January 19, 2021  
WELLS FARGO BANK,  
N.A.

Mortgagee  
TROTT LAW, P.C.

By: /s/  
N. Kibongni Fondungallah,  
Esq.

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(20-0848-FC01)

**THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.**

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