

LEGAL NOTICE

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 conditions of the following described mortgage:

DATE OF MORTGAGE: June 29, 1998

MORTGAGOR: Michael Blue, a single person.

MORTGAGEE: WMC Mortgage Corp.

DATE AND PLACE OF RECORDING: Recorded July 1, 1998 Yellow Medicine County Recorder, Document No. 217396.

ASSIGNMENTS OF MORTGAGE: Assigned to: Nations Credit Home Equity Services Corporation. Dated July 8, 1998 Recorded April 10, 2000, as Document No. 222430. And thereafter assigned to: The Bank of New York, as trustee for the Holders of the EQCC Asset Backed Certificates, Series 2001-2. Dated March 23, 2003 Recorded April 3, 2003, as Document No. 279861. And thereafter assigned to: NationsCredit Financial Services Corporation. Dated September 18, 2007 Recorded November 19, 2007, as Document No. 244355. And thereafter assigned to: Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Owner Trustee of CSMC 2018-RPL10 Trust. Dated March 23, 2023 Recorded April 3, 2023, as Document No. 279862. And thereafter assigned to: Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Owner Trustee of ATLX 2024-RPL1 Trust. Dated July 3, 2025 Recorded July 9, 2025, as Document No. 284528.

TRANSACTION AGENT: NONE

TRANSACTION AGENT'S MORTGAGE IDENTIFICATION NUMBER ON MORTGAGE: NONE

LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON MORTGAGE: WMC Mortgage Corp.

RESIDENTIAL MORTGAGE SERVICER: Select Portfolio Servicing, Inc.

MORTGAGED PROPERTY ADDRESS: 1010 11th Avenue, Granite Falls, MN 56241

TAX PARCEL I.D. #: 344102110

LEGAL DESCRIPTION OF PROPERTY:

Commencing at a point fifty feet West of the Southeast corner of Block Twenty-one (21), Lathrop's Addition to the City of Granite Falls, running thence North and parallel to the East line of said Block Twenty-one, a distance of One hundred fifty feet; thence West fifty feet; thence South One hundred fifty feet; thence East on the South line of said Block Twenty-one, to the point of beginning, being a tract of land fifty by one hundred fifty feet, according to the map or plat thereof on file or of record in the Office of the County Recorder in and for Yellow Medicine County, Minnesota.

COUNTY IN WHICH PROPERTY IS LOCATED: Yellow Medicine

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$33,600.00

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE, INCLUDING

TAXES, IF ANY, PAID BY MORTGAGEE: \$13,585.78

That prior to the commencement of this mortgage foreclosure proceeding Mortgagee/Assignee of Mortgagee complied with all notice requirements as required 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 9, 2025 at 10:00 a.m.

PLACE OF SALE: The main office of the Yellow Medicine County Sheriff's Department, 415 9th Ave. Suite 103, Granite Falls, Minnesota 56241 to pay the debt then 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 twelve (12) months from the date of said sale by the mortgagor(s), their personal representatives or assigns unless reduced to Five (5) weeks under MN Stat. §580.07.

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 October 9, 2026, unless that date falls on a weekend or legal holiday, in which case it is the next weekday, and unless the redemption period is reduced to 5 weeks under MN Stat. Secs. 580.07 or 582.032.

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

"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."

Dated: August 8, 2025

Wilmington Savings Fund Society, FSB as trustee
Mortgagee/Assignee of Mortgagee

LIEBO, WEINGARDEN, DOBIE & BARBEE, P.L.L.P.
Attorneys for Mortgagee/Assignee of Mortgagee
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38 - 25-004114 FC

IN THE EVENT REQUIRED BY FEDERAL LAW: THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.

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