

**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 1, 2003

MORTGAGOR: Ernest Joseph Hansen Jr. and Glenna Sue Messer-Hansen, husband and wife.

MORTGAGEE: Wells Fargo Home Mortgage, Inc.

DATE AND PLACE OF RECORDING: Recorded June 26, 2003 Kittson County Recorder, Document No. 174016.

ASSIGNMENTS OF MORTGAGE: Assigned to: NewRez LLC dba Shellpoint Mortgage Servicing. Dated September 5, 2025 Recorded September 5, 2025, as Document No. A000203713.

TRANSACTION AGENT: NONE
TRANSACTION AGENT'S MORTGAGE IDENTIFICATION NUMBER ON MORTGAGE: NONE

LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON MORTGAGE: Wells Fargo Home Mortgage, Inc.

RESIDENTIAL MORTGAGE SERVICER: NewRez LLC d/b/a Shellpoint Mortgage Servicing

MORTGAGED PROPERTY ADDRESS: 106 State Avenue South, Lake Bronson, MN 56734

TAX PARCEL I.D. #: 37.0042800

LEGAL DESCRIPTION OF PROPERTY:

The real property, including without limitation all minerals, oil, gas, geothermal and similar matters, located in Kittson County, State of Minnesota (the "real property"): Lot One (1) of Block One (1) of RIVERSIDE TO THE VILLAGE OF LAKE BRONSON, according to the plat thereof. Excepting therefrom all oil, gas, minerals and other hydrocarbon substances below a depth of 500 feet, without rights of surface entry, as reserved in instruments of records.

COUNTY IN WHICH PROPERTY IS LOCATED: Kittson

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$33,706.00

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE, INCLUDING TAXES, IF ANY, PAID BY MORTGAGEE: \$16,651.92

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: April 6, 2026 at 10:00 AM

PLACE OF SALE: Kittson County Sheriff's Office, 410 South Fifth, Hallock, MN 56728

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 April 6, 2027, 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: January 30, 2026

NewRez LLC dba Shellpoint Mortgage
Servicing
Mortgagee/Assignee of Mortgagee

LIEBO, WEINGARDEN, DOBIE & BARBEE, P.L.L.P.
Attorneys for Mortgagee/Assignee of Mortgagee
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164 - 25-007174 FC

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

**(February 11, 18, 25,
March 4, 11, 18, 2026)**