

NOTICE OF 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 pursuant to Minn. Stat. § 550.18, the following non-homestead real property located in the County of Mille Lacs, State of Minnesota, shall be sold on the execution of the Judgment in the amount of \$29,320.97 docketed on June 18, 2018 in the Mille Lacs County District Court File No. 48-CV-18-1407, in the case captioned Janelle S. Schatz (Judgment Creditor) vs. Gregory A. McArthur (Judgment Debtor), together with interest thereon, costs and disbursements.

LEGAL DESCRIPTION OF REAL PROPERTY:

Lots 4 and 5, Block 6, Port Mille Lacs Golf Acres North, according to the plat thereof on file and of record in the office of the County Recorder in and for Mille Lacs County, Minnesota, subject to all reservations, easements, restrictions, and conditions of record.

AND

Lot 7, Block 6, Port Mille Lacs Golf Acres North, subject to the reservation by the State of Minnesota of all minerals and mineral rights, and also subject to any and all reservations, easements, covenants and restrictions of record, according to the Plat thereof on file and of record in the office of the Registrar of Titles of and for Mille Lacs County, Minnesota, excepting and reserving to the said state, in trust for the taxing districts concerned, all minerals and mineral rights, as provided by law.

Mille Lacs County, Minnesota

(Torrens)

COUNTY IN WHICH PROPERTY IS LOCATED: Mille Lacs

DATE AND TIME OF SALE:

April 17, 2019, at 10:00 a.m.

PLACE OF SALE:

Sheriff's Main Office,

640 3rd Street Southeast

Milaca, MN 56353

To satisfy the above referenced Judgment, together with interest and costs as allowed by law, subject to redemption within one year after the day of sale by the Judgment Debtor, the Judgment Debtor's heirs, successors, legal representatives or assigns.

THE TIME ALLOWED BY LAW FOR REDEMPTION BY THE JUDGMENT DEBTOR, THE JUDGMENT DEBTOR'S HEIRS, SUCCESSORS, LEGAL REPRESENTATIVE 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 ABOVE DESCRIBED PREMISES ARE IMPROVED WITH A RESIDENTIAL DWELLING OF LESS THAN 5 UNITS, ARE NOT PROPERTY USED FOR AGRICULTURAL PRODUCTION, AND ARE ABANDONED.

Dated: February 20, 2019

RYAN, BRUCKER & KALIS, LTD.

By:

Andrew B. Kalis

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ATTORNEYS FOR JUDGMENT CREDITOR

FAIR DEBT COLLECTION

PRACTICES ACT NOTICE

PLEASE BE ADVISED THAT THIS COMMUNICATION IS FROM

A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND

THAT ANY INFORMATION OBTAINED WILL BE USED FOR THAT

PURPOSE.

THE AMOUNT THAT YOU OWE IS \$29,320.97, EXCLUSIVE OF INTEREST.

THIS AMOUNT IS OWED TO JANELLE A. SCHATZ.

UNLESS YOU, WITHIN THIRTY (30) DAYS AFTER THE RECEIPT

OF THIS NOTICE, DISPUTE THE VALIDITY OF THE DEBT, THE

DEBT COLLECTOR WILL ASSUME THAT THIS DEBT IS VALID.

IF YOU NOTIFY THE DEBT COLLECTOR, IN WRITING WITHIN

THE THIRTY (30) DAY PERIOD THAT THE DEBT, OR ANY PORTION

THEREOF, IS DISPUTED, THEN THE DEBT COLLECTOR WILL OBTAIN

VERIFICATION OF THE DEBT OR A COPY OF THE JUDGMENT AGAINST YOU AND MAIL A COPY OF SUCH VERIFICATION OR JUDGMENT TO YOU.

UPON YOUR WRITTEN REQUEST WITHIN THE THIRTY (30) DAY PERIOD, THE DEBT COLLECTOR, WILL PROVIDE YOU WITH THE NAME AND ADDRESS OF THE ORIGINAL CREDITOR, IF DIFFERENT FROM THE CURRENT CREDITOR.

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