

NOTICE OF FORECLOSURE SALE

The right to verification of the debt and identity of the original judgment 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 judgment:

Date of Judgment: June 26, 2018

Original Principal Amount of Judgment: \$64,400.00

Debtor: David John Dahle, a single person

Judgment Creditor: Kathy Jean Unnasch

Date and Place of Recording: Recorded July 5, 2018, with the Houston County Recorder, Houston County Courthouse, Caledonia, Minnesota 55921, as Document No. A291489.

Legal Description:

THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, AND THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER,

AND THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER

OF SECTION 36, TOWNSHIP 104 NORTH

OF RANGE 7 WEST OF THE FIFTH PRINCIPAL MERIDIAN,

ALSO, THAT PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 103 NORTH OF RANGE 7 WEST OF THE FIFTH PRINCIPAL MERIDIAN, DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER OF SAID FORTY ACRE SUBDIVISION, RUNNING THENCE NORTH 80 RODS TO THE NORTHEAST CORNER THEREOF, THENCE WEST 24 RODS, THENCE SOUTH 40 RODS THENCE SOUTHEASTERLY TO THE PLACE OF BEGINNING;

AND ALSO, THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 103 NORTH OF RANGE 7 WEST, EXCEPT A PART THEREOF DESCRIBED AS COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 1 (VARIATION OF MAGNETIC NEEDLE 5 DEGREES EAST), RUNNING THENCE WEST 10 RODS TO A STONE 18 X 8 X 6 INCHES, THENCE SOUTH 43.5 DEGREES WEST 21 RODS TO A STONE 14 X 11 X 2.5 INCHES, THENCE SOUTH 98 DEGREES WEST 12 RODS TO A STONE 19 X 9 X 8 INCHES, THENCE SOUTH 22 DEGREES WEST 70 RODS MORE OR LESS TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 1, THENCE EAST ON SAID LINE 62.5 RODS MORE OR LESS TO THE SOUTHEAST CORNER OF SAID FORTY ACRE SUBDIVISION, THENCE NORTH 80 RODS TO THE PLACE OF BEGINNING;

AND ALSO THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 104 NORTH OF RANGE 6 WEST, EXCEPT A PIECE OF LAND DESCRIBED AS BEGINNING AT THE QUARTER POST OF THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SOUTHWEST QUARTER OF SAID SECTION 31, THENCE SOUTH ON SECTION LINE 2.34 CHAINS, THENCE SOUTH 47 DEGREES EAST 25.44 CHAINS TO THE ONE-SIXTEENTH POST, THENCE NORTH ON THE ONE-EIGHTH LINE 20 CHAINS TO ONE-EIGHTH POST, THENCE WEST ON QUARTER LINE 18.25 CHAINS TO THE PLACE OF BEGINNING.

EXCEPT THAT PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 104 NORTH, RANGE 6 WEST AND THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 104 NORTH, RANGE 7 WEST, HOUSTON COUNTY, MINNESOTA DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 31; THENCE ON AN ASSUMED BEARING OF SOUTH 00 DEGREES 04 MINUTES 11 SECONDS WEST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, 154.44 FEET, THENCE SOUTH 46 DEGREES 54 MINUTES 53 SECONDS EAST, 1692.44 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 31; THENCE SOUTH 00 DEGREES 16 MINUTES 54 SECONDS EAST, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, 1156.21 FEET; THENCE NORTH 34 DEGREES 34 MINUTES 03 SECONDS WEST, 652.24 FEET; THENCE NORTH 41 DEGREES 01 MINUTES 01 SECONDS WEST, 267.53 FEET; THENCE NORTH 26 DEGREES 57 MINUTES 48 SECONDS WEST, 252.54 FEET; THENCE NORTH 45 DEGREES 34 MINUTES 05 SECONDS WEST, 213.02 FEET; THENCE NORTH 88 DEGREES 46 MINUTES 28 SECONDS WEST, 225.38 FEET; THENCE NORTH 74 DEGREES 22 MINUTES 30 SECONDS WEST, 70.13 FEET; THENCE NORTH 65 DEGREES 11 MINUTES 57 SECONDS WEST, 875.88 FEET TO THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 36; THENCE NORTH 00 DEGREES 02 MINUTES 59 SECONDS WEST, 962.22 FEET TO THE NORTHWEST CORNER OF SAID EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 58 MINUTES 49 SECONDS EAST, ALONG THE NORTH LINE OF SAID EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, 659.51 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 31. SAID EASEMENT BEING A STRIP OF LAND 33.00 FEET WIDE LYING SOUTHWESTERLY OF, PARALLEL AND ADJACENT TO THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 31; THENCE ON AN ASSUMED BEARING OF SOUTH 00 DEGREES 04 MINUTES 11 SECONDS WEST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, 154.44 FEET; THENCE SOUTH 46 DEGREES 54 MINUTES 53 SECONDS EAST, 1692.44 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 31; THENCE SOUTH 00 DEGREES 16 MINUTES 54 SECONDS EAST, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, 1156.21 FEET TO THE POINT OF BEGINNING OF THE LINE TO BE DESCRIBED; THENCE NORTH 34 DEGREES 34 MINUTES 03 SECONDS WEST, 652.24 FEET AND THERE TERMINATING.

SAID EASEMENT IS TO BE PROLONGED SOUTHEASTERLY TO TERMINATE ON THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER.

SUBJECT TO HIGHWAY EASEMENT.

Property Address:

17444 County 13,

Houston, Minnesota 55943.

Tax Identification Numbers: 06.0195.000, 06.0382.000 and 17.0083.000

Amount due and claimed to be due as of date of Notice: \$64,400.00, together with interest at the rate of 10.0% per annum from June 26, 2018, along with statutory costs.

That all pre-foreclosure requirements have been complied with; that no separate action or proceeding has been instituted at law or otherwise to recover the debt secured by said judgment, of any part thereof;

PURSUANT, to the power of sale contained in said judgment, the above-described property will be sold by the Houston County Sheriff as follows:

Date and Time of Sale:

February 20, 2019 at 10:00 a.m.

Place of Sale: Houston County Justice Center, front entrance, 306 S. Marshall St., Caledonia, Minnesota to pay the debt secured by said judgment and taxes, if any, on said premises and the costs and disbursements, including attorneys fees allowed by law, subject to redemption within TWELVE MONTHS from the date of said sale by the debtor, his personal representative or assigns.

If the property is not redeemed, the debtor must vacate the property on or before 11:59 p.m. on February 20, 2020, or the next business day if February 20, 2020 falls on a Saturday, Sunday or legal holiday.

Debtor(s) released from financial obligation: NONE

"THE TIME ALLOWED BY LAW FOR REDEMPTION BY THE DEBTOR, THE DEBTOR'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 PREMISES ARE IMPROVED WITH A RESIDENTIAL DWELLING OF LESS THAN 5 UNITS, ARE NOT PROPERTY USED FOR AGRICULTURAL PRODUCTION, AND ARE ABANDONED."

This communication is from a debt collector attempting to collect a debt. Any information obtained will be used for that purpose. The right to verification of the debt and the identity of the lienholder will not be affected by this foreclosure proceeding.

Dated: December 24, 2018.

Kathy Jean Unnasch
Judgment Creditor
By: /s/ Michael A. Murphy
Michael A. Murphy (#0347449)
Attorney for Judgment Creditor
110 East Main Street
Caledonia, MN 55921
(507) 725-3361

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