

Notice of Mortgage Foreclosure Sale - Decacas

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 the conditions of the following described mortgage:

DATE OF MORTGAGE: November 3, 2022

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$198,000.00

MORTGAGOR(S): Michael DeCasas, a married person

MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as nominee for First Class Mortgage V, Inc.

DATE AND PLACE OF FILING: Recorded on November 7, 2022 as Document Number A401710; as modified of record by document recorded on April 3, 2026 as Document Number A413666 in the Office of the County Recorder of Renville County, Minnesota.

ASSIGNMENTS OF MORTGAGE: Assigned to: Lakeview Loan Servicing, LLC by assignment recorded on September 2, 2026 as Document Number A415274 in the Office of the County Recorder of Renville County, Minnesota.

LEGAL DESCRIPTION OF PROPERTY: South Sixty feet of the East Two Hundred feet (S. 60` of E. 200`) of Outlot Three (3), Riebe and Drache`s Second Addition to the Village of Buffalo Lake.

and

That part of Outlot 2 of the recorded plat entitled Riebe`s and Drache`s Second Additon to the Village of Buffalo Lake, on file in the office of the Renville County Recorder, Renville County, Minnesota, described as follows: Beginning at the northeast corner of said Outlot 2; thence on a geodetic bearing of North 83 degrees 02 minutes 23 seconds West, along the north line of said Outlot 2, a distance of 200.03 feet to the west line of the east 200.00 feet of Outlot 3 of said record plat entitled Riebe`s and Drache`s Second Addition to the Village of Buffalo Lake; thence on a bearing of South 07 degrees 59 minutes 15 seconds West, along the southerly extension of the west line of the east 200.00 feet of said Outlot 3, a distance of 16.00 feet; thence on a bearing of South 83 degrees 02 minutes 23 seconds East a distance of 200.03 feet to the east line of said Outlot 2; thence on a bearing of North 07 degrees 59 minutes 15 seconds East, along the east line of said Outlot 2, a distance of 16.00 feet to the point of beginning.

STREET ADDRESS OF PROPERTY: 132 NW 3RD ST, BUFFALO LAKE, MN 55314

COUNTY IN WHICH PROPERTY IS LOCATED: Renville County, Minnesota.

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: \$207,536.40

TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc.

NAME OF MORTGAGE ORIGINATOR: First Class Mortgage V, Inc.

RESIDENTIAL SERVICER: Nationstar Mortgage LLC, n/k/a Rocket Mortgage, LLC successor by merger to Nationstar Mortgage LLC

TAX PARCEL IDENTIFICATION NUMBER: 29-01005-00

TRANSACTION AGENT'S MORTGAGE IDENTIFICATION NUMBER: 101092805058564201

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: November 05, 2026 at 10:00 AM.

PLACE OF SALE: Renville County Sheriff`s Office, Renville County Government Services Center, 105 5th Street East, Suite 210, Olivia, MN 56277.

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 May 5, 2027.

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: September 10, 2026 LAKEVIEW LOAN SERVICING, LLC
Mortgagee

TROTT LAW, P.C.

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

Samuel R. Coleman, Esq.

Alexa Marsh, Esq.

Attorneys for Mortgagee

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(651) 209-9760

(26-0948-FC01)

Federal law may require reporting to the Financial Crimes Enforcement Network for certain purchases of residential property by entities or trusts. A successful third party bidder may be required to provide ownership and identifying information as a condition to completing the transfer.

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.

(Pub. Aug. Sept. 17, 24, Oct.1, 8 15 and 22)