NOTICE OF MORTGAGE FORECLOSURE SALE

NOTICE IS HEREBY GIVEN that default has occurred in the conditions of the following described mortgage:

DATE OF MORTGAGE: February 11, 2016

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: $73,914.00

MORTGAGOR(S): **Michael L Heller** and **Megan L Heller** spouses married to each other

MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Fitst Farmers & Merchants National Bank, its successors and assigns

DATE AND PLACE OF RECORDING: Recorded: February 11, 2016 Martin County Recorder
Document Number: 2016R-428085

ASSIGNMENTS OF MORTGAGE:
And assigned to: TH MSR Holdings LLC
Dated: April 14, 2025
Recorded: April 17, 2025 Martin County Recorder
Document Number: 2025R-465171

Transaction Agent: Mortgage Electronic Registration Systems, Inc.
Transaction Agent Mortgage Identification Number: 100528400010000563
Lender/Broker/Mortgage Originator: Fitst Farmers & Merchants National Bank
Residential Mortgage Servicer: RoundPoint Mortgage Servicing LLC

COUNTY IN WHICH PROPERTY IS LOCATED: Martin

PROPERTY ADDRESS: 308 Park St, Sherburn, MN 56171

TAX PARCEL ID NUMBER: 38.300.0180

LEGAL DESCRIPTION OF PROPERTY: Lot Three (3), in Block Two (2), in Gemmill's Subdivision of a part of the North half (N1/2) of Section Seven (7), in Township One Hundred Two (102) North, of Range Thirty-two (32), Village of Sherburn, according to the plat thereof on file and of record in the office of the Register of Deeds in and for said County and State

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: $66,535.04

THAT all pre-foreclosure requirements have been complied with; 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: June 23, 2025 at 10:00 AM

PLACE OF SALE: County Sheriff's office, Law Enforcement Center, 201 Lake Avenue, Fairmont, Minnesota

to pay the debt secured by said mortgage and taxes, if any, on said premises and the costs and disbursements, including attorney fees allowed by law, subject to redemption within six (6) months from the date of said sale by the mortgagor(s), their personal representatives or assigns.

If the Mortgage is not reinstated under Minn. Stat. §580.30 or the property is not redeemed under Minn. Stat. §580.23, the Mortgagor must vacate the property on or before 11:59 p.m. on December 23, 2025 or the next business day if December 23, 2025 falls on a Saturday, Sunday or legal holiday.

Mortgagor(s) released from financial obligation: NONE

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 IDENTITY OF THE ORIGINAL CREDITOR WITHIN THE TIME PROVIDED BY LAW IS NOT AFFECTED BY THIS ACTION.

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: April 30, 2025

MORTGAGEE: TH MSR Holdings LLC

Wilford, Geske & Cook, P.A.
Attorneys for Mortgagee
7616 Currell Boulevard, Suite 200
Woodbury, MN 55125
(651) 209-3300

File Number: 056377-F1

(Published in Truman Tribune - 5/7/2025, 5/14/2025, 5/21/2025, 5/28/2025, 6/4/2025, 6/11/2025 Issues 19-14)