

**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 the conditions of the following described mortgage:

DATE OF MORTGAGE: April 14, 2015

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$97,000.00

MORTGAGOR(S): **Scott Steinbrink**, a single man

MORTGAGEE: Mortgage Electronic Registration Systems, Inc.

TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc.

MIN#: 100392411200474347

LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON THE MORTGAGE: Fairway Independent Mortgage Corporation

SERVICER: NewRez LLC, d/b/a Shellpoint Mortgage Servicing

DATE AND PLACE OF FILING: Filed April 14, 2015, Martin County Recorder, as Document Number 2015R-424752

ASSIGNMENTS OF MORTGAGE: Assigned to: NewRez LLC DBA Shellpoint Mortgage Servicing

LEGAL DESCRIPTION OF PROPERTY:

LOT TWO (2), IN BLOCK THREE (3), OF HERITAGE PARK FIRST ADDITION TO THE CITY OF FAIRMONT

PROPERTY ADDRESS: 957 Liberty Lane, Fairmont, MN 56031

PROPERTY IDENTIFICATION NUMBER: 2313302070

COUNTY IN WHICH PROPERTY IS LOCATED: Martin

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: \$90,537.70

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 con-

tained in said mortgage, the above described property will be sold by the Sheriff of said county as follows:

DATE AND TIME OF SALE: July 16, 2025, 10:00AM

PLACE OF SALE: Sheriff's Main Office, Lobby of Security Building, 201 Lake Avenue, Fairmont, MN 56031

to pay the debt 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 6 Months from the date of said sale by the mortgagor(s) the personal representatives or assigns.

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 January 16, 2026, or the next business day if January 16, 2026 falls on a Saturday, Sunday or legal holiday.

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 5 UNITS, ARE NOT PROPERTY USED FOR AGRICULTURAL PRODUCTION, AND ARE ABANDONED.

Dated: May 20, 2025

NewRez LLC d/b/a Shellpoint Mortgage Servicing

Assignee of Mortgagee

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THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.

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