

**NOTICE OF MORTGAGE
FORECLOSURE SALE**

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

DATE OF MORTGAGE: August 15, 2013

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$192,000.00

MORTGAGOR(S): **Michael G Martinson and Sarah J Martinson**, husband and wife

MORTGAGEE: U.S. Bank N.A.

DATE AND PLACE OF RECORDING:
Recorded: August 15, 2013 Martin County Recorder
Document Number: 2013R-418540

ASSIGNMENTS OF MORTGAGE:
And assigned to: Bayview Loan Servicing, LLC

Dated: May 5, 2020
Recorded: May 5, 2020 Martin County Recorder
Document Number: 2020R-444950

And assigned to: Nationstar Mortgage LLC

Dated: June 29, 2022
Recorded: June 29, 2022 Martin County Recorder
Document Number: 2022R-455129

Transaction Agent: Not Applicable
Transaction Agent Mortgage Identification Number: Not Applicable
Lender/Broker/Mortgage Originator: U.S. Bank N.A.
Residential Mortgage Servicer: Nationstar Mortgage LLC

COUNTY IN WHICH PROPERTY IS LOCATED: Martin
Property Address: 319 Lake Aites Road, Fairmont, MN 56031
Tax Parcel ID Number: 050310800

LEGAL DESCRIPTION OF PROPERTY:

TY: The West 2.50 acres of the West 5.00 acres of the North 20.0 acres of Government Lot 5 of Section Thirty-one (31), Township One Hundred Two (102) North, Range Thirty (30) West in Martin County, Minnesota and more particularly described as follows:

The West 164.58 feet of the West 329.16 feet of the North 661.69 feet of said Government Lot 5. Subject to an easement for public roadway right-of-way along the Northernly line of the herein described tract

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$201,158.24

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: August 19, 2024 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 February 19, 2025, or the next business day if February 19, 2025 falls on a Sat-

urday, 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: June 25, 2024

MORTGAGEE: Nationstar Mortgage LLC

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

File Number: 054304-F1

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