

**NOTICE OF MORTGAGE
FORECLOSURE SALE**

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

DATE OF MORTGAGE: November 17, 2021

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$107,600.00

MORTGAGOR(S): **Cory Steinhauer**, an unmarried person

MORTGAGEE: Thrivent Federal Credit Union

DATE AND PLACE OF RECORDING:
Recorded: November 29, 2021
County Recorder
Document Number: 2021R-452608

Transaction Agent: Not Applicable
Transaction Agent Mortgage Identification Number: Not Applicable
Lender/Broker/Mortgage Originator: Thrivent Federal Credit Union
Residential Mortgage Servicer: Thrivent Bank

COUNTY IN WHICH PROPERTY IS LOCATED: **Maht**
Property Address: 1418 N North Ave., Fairmont, MN 56031
Tax Parcel ID Number: 231850500

LEGAL DESCRIPTION OF PROPERTY: Lots Five (5) and Six (6), Block Nine (9), North Side Addition to the Village (now City) of Fairmont, as per the map or plat thereof on file and of record in the office of the County Recorder in and for said County and State

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$105,896.22

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: August 25, 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 February 25, 2026, or the next business day if February 25, 2026 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 INFO/RMA-

TION 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 PRODUC-

TION, AND ARE ABANDONED.

DATED: July 2, 2025

MORTGAGEE: Thrivent Bank

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File Number: 056561-F1

(Published in Truman Tribune-
7/9/2025, 7/16/2025, 7/23/25, 7/30/25,
8/6/25, 8/13/25
Issues 28-33)