

**NOTICE OF MORTGAGE
FORECLOSURE SALE**

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

DATE OF MORTGAGE: July 28, 2008

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$50,000.00

MORTGAGOR(S): **Duane Diers and Joyce Diers**, Husband and Wife, as Joint Tenants

MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Aegis Lending Corporation, its successors and assigns

DATE AND PLACE OF RECORDING: Recorded: August 21, 2008 Martin County Recorder
Document Number: 2008R-385368

ASSIGNMENTS OF MORTGAGE: And assigned to: U.S. Bank National Association as Trustee for RASC 2007-

KS3

Dated: November 27, 2012
Recorded: November 29, 2012 Martin County Recorder
Document Number: 2012R-415028

And assigned to: U.S. Bank Trust Company, National Association, as trustee, as successor-in-interest to U.S. Bank National Association, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2007-KS3

Dated: April 16, 2024
Recorded: April 19, 2024 Martin County Recorder
Document Number: 2024R-461509

Transaction Agent: Mortgage Electronic Registration Systems, Inc.
Transaction Agent Mortgage Identification Number: 100055140025391489
Lender/Broker/Mortgage Originator: Aegis Lending Corporation
Residential Mortgage Servicer: PHH Mortgage Corporation

COUNTY IN WHICH PROPERTY IS

LOCATED: Martin
Property Address: 825 N North Ave., Fairmont, MN 56031
Tax Parcel ID Number: 232440060

LEGAL DESCRIPTION OF PROPERTY: Lot 7, Block 1, Taylor and Johnsons Addition to the Village (now City) of Fairmont according to the map or plat thereof on file and of record in the office of the Register of Deeds in and for said County and State Martin County, Minnesota
Abstract Property

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$28,921.24

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 contained in said mortgage, the above-described property will be sold by the

Sheriff of said county as follows:

DATE AND TIME OF SALE: July 08, 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 twelve (12) 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 July 08, 2025, or the next business day if July 08, 2025 falls on a Saturday, Sunday or legal holiday.

Mortgagor(s) released from financial obligation: NONE

DATED: May 15, 2024

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.

MORTGAGEE: U.S. Bank Trust Company, National Association, as trustee, as successor-in-interest to U.S. Bank National Association, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2007-KS3

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