

**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: March 31, 2021

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$106,060.00

MORTGAGOR(S): **Ashley Ruth and Daniel G Ruth**, spouses married to each other

MORTGAGEE: Mortgage Electronic Registration Systems, Inc.

TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc.

MIN#: 1005210-0808079644-5

LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON THE MORTGAGE: Plains Commerce Bank

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

DATE AND PLACE OF FILING: Filed April 6, 2021, Martin County Recorder, as Document Number 2021R-449511, thereafter modified by Loan Modification Agreement recorded on September 20, 2023 as Document Number 2023R-459496

ASSIGNMENTS OF MORTGAGE: Assigned to: NewRez LLC d/b/a Shellpoint Mortgage Servicing

LEGAL DESCRIPTION OF PROPERTY:

Lot 6, Block 1, Hechts Addition to the Village of Truman

PROPERTY ADDRESS: 206 North Central Avenue, Truman, MN 56088

PROPERTY IDENTIFICATION NUMBER: 412900070

COUNTY IN WHICH PROPERTY IS LOCATED: Martin

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: \$109,471.78

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: September 12, 2024, 10:00 AM

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 March 12, 2025, or the next business day if March 12, 2025 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: July 12, 2024

NewRez LLC d/b/a Shellpoint Mortgage Servicing
Assignee of Mortgagee

LOGS Legal Group LLP

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THIS IS A COMMUNICATION FROM A DEBT COLLECTOR

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