

**NOTICE OF MORTGAGE
FORECLOSURE SALE**

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

DATE OF MORTGAGE: February 28, 2008

MAXIMUM PRINCIPAL AMOUNT OF MORTGAGE: \$86,500.00

MORTGAGOR(S): **Gerald G Meyer and Ardyce J Meyer** husband and wife

MORTGAGEE: U.S. Bank, National Association N.D.

DATE AND PLACE OF RECORDING:
Recorded: March 31, 2008 Martin
County Recorder
Document Number: 2008R-383190
And reformed by: Court Order

Recorded: May 30, 2023
Document Number: 2023R-458325

Transaction Agent: Not Applicable
Transaction Agent Mortgage Identification Number: Not Applicable
Lender/Broker/Mortgage Originator:
U.S. Bank, National Association N.D.
Residential Mortgage Servicer: U.S. Bank National Association

COUNTY IN WHICH PROPERTY IS LOCATED: Martin
Property Address: 1816 N Prairie Ave,
Fairmont, MN 56031
Tax Parcel ID Number: 232540150

LEGAL DESCRIPTION OF PROPERTY: LOTS 3 AND 4 OF BLOCK 3 OF VETERAN'S ORCHARD ADDITION TO THE CITY OF FAIRMONT, AS PER 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: \$19,799.71

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: June 28, 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 June 28, 2025, or the next business day if June 28, 2025 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 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 PRODUC-

TION, AND ARE ABANDONED.

DATED: May 2, 2024

MORTGAGEE: U.S. Bank National Association

Wilford, Geske & Cook, P.A.
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File Number: 054865-F1

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