

**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 Martin
County Recorder
Document Number: 2021R-452608

Transaction Agent: Not Applicable
Transaction Agent Mortgage Identifica-

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

COUNTY IN WHICH PROPERTY IS
LOCATED: Martin

Property Address: 1418 N North Ave,
Fairmont, MN 56031

Tax Parcel ID Number: 231850500

LEGAL DESCRIPTION OF PROPER-
TY: 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:
\$105,696.22

THAT all pre-foreclosure requirements
have been complied with; that no ac-

tion 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-de-
scribed 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 mort-
gage and taxes, if any, on said prem-
ises 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 represen-
tatives or assigns.

If the Mortgage is not reinstated un-

der Minn. Stat. §580.30 or the prop-
erty 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 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 INFORMA-
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 AF-
FECTED BY THIS ACTION.

THE TIME ALLOWED BY LAW FOR
REDEMPTION BY THE MORTGAG-
OR, THE MORTGAGOR'S PERSON-

AL REPRESENTATIVES OR AS-
SIGNS, MAY BE REDUCED TO FIVE
WEEKS IF A JUDICIAL ORDER IS EN-
TERED UNDER MINNESOTA STAT-
UTES, SECTION 582.032, DETER-
MINING, AMONG OTHER THINGS,
THAT THE MORTGAGED PREMISES
ARE IMPROVED WITH A RESIDEN-
TIAL DWELLING OF LESS THAN
FIVE UNITS, ARE NOT PROPERTY
USED IN AGRICULTURAL PRODUC-
TION, AND ARE ABANDONED.

DATED: July 2, 2025

MORTGAGEE: Thrivent Bank

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

File Number: 056561-F1

NOTICE OF POSTPONEMENT OF

MORTGAGE FORECLOSURE SALE

The above referenced sale scheduled
for August 25, 2025 at 10:00 AM has
been postponed to September 24, 2025
at 10:00 AM in the Martin County Sher-
iff's office, Law Enforcement Center,
201 Lake Avenue, Fairmont, Minnesota
in said County and State.

DATED: August 11, 2025

MORTGAGEE: Thrivent Bank

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

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