

**NOTICE OF MORTGAGE
FORECLOSURE SALE**

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

DATE OF MORTGAGE: August 2, 2017

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$81,520.00

MORTGAGOR(S): **Jacquelyn Joanne Haugen**, a single person

MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Bank Midwest, its successors and assigns

DATE AND PLACE OF RECORDING:
Recorded: August 2, 2017 Martin County Recorder

Document Number: 2017R-433899

ASSIGNMENTS OF MORTGAGE:

And assigned to: PennyMac Loan Services, LLC

Dated: February 20, 2024

Recorded: February 20, 2024 Martin County Recorder

Document Number: 2024R-460949

Transaction Agent: Mortgage Electronic Registration Systems, Inc.

Transaction Agent Mortgage Identification Number: 101089600100109211

Lender/Broker/Mortgage Originator: Bank Midwest

Residential Mortgage Servicer: PennyMac Loan Services, LLC

COUNTY IN WHICH PROPERTY IS LOCATED: Martin

Property Address: 211 James St, Sherburn, MN 56171

Tax Parcel ID Number: 38.450.0280

LEGAL DESCRIPTION OF PROPERTY: Lot Five (5) and the South Half of

Lot Four (4) of Block Five (5) of Morgan's Addition to the Village of Sherburn, as per the maps or plats thereof on file and of record in the Office of the Register of Deeds in and for said County and State.

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$55,329.48

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 09, 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 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 March 10, 2025, or the next business day if March 10, 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 PRODUCTION, AND ARE ABANDONED.

DATED: July 15, 2024

MORTGAGEE: PennyMac Loan Services, LLC

Wilford, Geske & Cook, P.A.
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File Number: 055037-F1

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