

Notice of Mortgage Foreclosure Sales

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: \$108,080.00

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.

MI#: 1005210 0009079344 5

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

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

DATE AND PLACE OF FILING: Filed April 8, 2021, Martin County Recorder, as Document Number 2021R-119511, (hereafter 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: 210 North Central Avenue, Truman, MN 56086

PROPERTY IDENTIFICATION NUMBER: 112920073

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, 10:00AM

PLACE OF SALE: Sheriff's Main Office, Lobby of Security Building, 201 Lake Avenue, Fairmont, MN 56001

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 8 months from the date of said sale by the mortgagor(s), their 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 mortgage(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 6 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 Mortgage

LOGS Legal Group LLP

Tracy J. Halliday - 034610X
LOGS Legal Group LLP

Attorneys for Mortgagee
1715 Yankee Doodle Road, Suite 210
Eagan, MN 55124
(952) 831-4080

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR

(Published in Truman Tribune 7/24/2024, 7/31/2024, 8/7/2024, 8/14/2024, 8/21/2024, 8/28/2024 Issues 30-35)

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: \$61,520.00

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-453899

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: 101089900100109211
Lender: Erosen Mortgage Originator: Bank Midwest
Residential Mortgage Servicer: PennyMac Loan Services, LLC

COUNTY IN WHICH PROPERTY IS LOCATED: Martin

Property Address: 211 James St. Sherburne, MN 56177
Tax Parcel ID Number: 38452.0262

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 Sherburne, as per the maps or plats thereof on file and of record in the Office of the Registrar of Deeds in and for said County and State

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$55,329.18

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 12:00 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.
Attorneys for Mortgagee
7616 Currell Boulevard, Suite 200
Woodbury, MN 55126
(651) 209-3300

File Number: 055037-F1

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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 15, 2013

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$182,000.00

MORTGAGOR(S): Michael G. Martinson and Sarah J. Martinson, husband and wife

MORTGAGEE: U.S. Bank N.A.

DATE AND PLACE OF RECORDING: Recorded: August 15, 2013 Martin County Recorder
Document Number: 2013R 418540

ASSIGNMENTS OF MORTGAGE: And assigned to: Bayview Loan Servicing, LLC

Dated: May 5, 2020
Recorded: May 5, 2020 Martin County Recorder
Document Number: 2020R 444950

And assigned to: Nationstar Mortgage LLC

Dated: June 28, 2022
Recorded: June 29, 2022 Martin County Recorder
Document Number: 2022R 455129

Transaction Agent: Not Applicable
Transaction Agent Mortgage Identification Number: Not Applicable
Lender: Erosen Mortgage Originator: U.S. Bank N.A.
Residential Mortgage Servicer: Nationstar Mortgage LLC

COUNTY IN WHICH PROPERTY IS LOCATED: Martin

Property Address: 319 Lake Aines Road, Fairmont, MN 56001
Tax Parcel ID Number: 0503103000

LEGAL DESCRIPTION OF PROPERTY:

TY: The West 2.50 acres of the West 5.00 acres of the North 20.0 acres of Government Lot 5 of Section Thirty-one (31), Township One Hundred Two (102) North, Range Thirty (30) West in Martin County, Minnesota and more particularly described as follows:

The West 184.58 feet of the West 328.10 feet of the North 661.68 feet of said Government Lot 5. Subject to an easement for public roadway right-of-way along the northerly line of the herein described tract.

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$201,153.24

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 con-

tained in said mortgage, the above described property will be sold by the Sheriff of said county as follows:

DATE AND TIME OF SALE: August 19, 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 February 19, 2025, or the next business day if February 19, 2025 falls on a Sat-

urday, Sunday or legal holiday.

Mortgagor(s) released from financial obligation: NONE

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ARE IMPROVED WITH A RESIDENTIAL DWELLING OF LESS THAN FIVE UNITS, ARE NOT PROPERTY USED IN AGRICULTURAL PRODUCTION, AND ARE ABANDONED.

DATED: June 25, 2024

MORTGAGEE: Nationstar Mortgage LLC

Wilford, Geske & Cook, P.A.
Attorneys for Mortgagee
7616 Currell Boulevard, Suite 200
Woodbury, MN 55126
(651) 209-3300

File Number: 054304 F1

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