NOTICE OF MORTGAGE	Recorded: May 30, 2023	FOR SAID COUNTY AND STATE		COLLECT A DEBT. ANY INFORMA-	TION, AND ARE ABANDONED.
FORE CLOSURE SALE	Document Number: 2023R-458325		to pay the debt secuted by said mort-	TION OBTAINED WILL BE USED FOR	
		AMOUNT DUE AND CLAIMED TO	gage and taxes, if any, on said prem-	THAT PURPOSE.	DATED: May 2, 2024
NOTICE IS HEREBY GIVEN that de-	Transaction Agent: Not Applicable	BE DUE AS OF DATE OF NOTICE:	ises and the costs and disbutsements,		
fault has occurred in the conditions of	Transaction Agent Mortgage Identifica-	\$19,799.71	including attorney fees allowed by law,	THE RIGHT TO VERIFICATION OF	MORTGAGEE: U.S. Bank National
the following described mortgage:	tion Number: Not Applicable		subject to redemption within twelve (12)	THE DEBT AND IDENTITY OF THE	Association
	Le nder/Broker/Mortgage Originator:	THAT all pre-fotecbsure requirements	months from the date of said sale by the	ORIGINAL CREDITOR WITHIN THE	
DATE OF MORTGAGE: February 28,	U.S. Bank, National Association N.D.	have been complied with; that no ac-	mortgagor(s), their personal tepresen-	TIME PROVIDED BY LAW IS NOT AF-	Wilford, Geske & Cook, P.A.
2006	Residential Mortgage Servicer: U.S.	tion or proceeding has been instituted	ta tives or assigns.	FECTED BY THIS ACTION.	Attorneys for Mortgagee
	Bank National Association	at law or otherwise to recover the debt			7616 Currell Boulevard, Suite 200
MAXIMUM PRINCIPAL AMOUNT OF		secured by said mortgage, or any part	If the Mortgage is not teinstated un-	THE TIME ALLOWED BY LAW FOR	Woodbury, MN 55125
MORTGAGE: \$66,500.00	COUNTY IN WHICH PROPERTY IS	thereo f;	der Min n. Stat. §580.30 or the proper-	REDEMPTION BY THE MORTGAG-	(651) 209-3300
	LO CATED: Martin		ty is not redeemed under Minn. Stat.	OR, THE MORTGAGOR'S PERSON-	
MORTGAGOR(S): Gerald G Meyer	Property Address: 1616 N Prairie Ave.	PURSUANT to the power of sale con-	§580.23, the Mortgagor must vacate	AL REPRESENTATIVES OR AS-	File Number: 054665-F1
and Ardyce J Meyer husband and wife	Fairmont, MN 56031	tained in said mortgage, the above-de-	the property on or before 11:59 p.m.	SIGNS, MAY BE REDUCED TO FIVE	
	Tax Parce IID Number: 232540150	scribed property will be sold by the	on June 26, 2025, or the next business	WEEKS IF A JUDICIAL ORDER IS EN-	(Published in Truman Tribune
MORTGAGE E: U.S. Bank, National As-		Sheriff of said county as follows:	day if June 26, 2025 falls on a Satunday,	TERED UNDER MINNESOTA STAT-	- 5/8/2024, 5/15/2024, 5/22/2024,
sociation N.D.	LEGAL DESCRIPTION OF PROPER-		Sunday or legal holiday.	UTES, SECTION 582.032, DETER-	5/29/2024, 6/5/2024, 6/12/2024
	TY: LOTS 3 AND 4 OF BLOCK 3 OF	DATE AND TIME OF SALE: June 26,		MINING, AMONG OTHER THINGS,	Issues 19-24)
DATE AND PLACE OF RECORDING:	VETERAN'S ORCHARD ADDITION	2024 at 10:00 AM	Mortgagor(s) teleased from financial	THAT THE MORTGAGED PREMISES	
Recorded: March 31, 2006 Martin	TO THE CITY OF FAIRMONT, AS PER		obligation: NO NE	ARE IMPROVED WITH A RESIDEN-	
County Recorder	MAP OR PLAT THEREOF ON FILE	PLACE OF SALE: County Sheriff's		TIAL DWELLING OF LESS THAN	
Document Number: 2006R-383190	AND OF RECORD IN THE OFFICE OF	office, Law Enforcement Center, 201	THIS COMMUNICATION IS FROM A	FIVE UNITS, ARE NOT PROPERTY	
And reformed by: Court Oilder	THE COUNTY RECORDER IN AND	Lake Avenue, Fairmont, Minnesota	DEBT COLLECTOR ATTEMPTING TO	USED IN AGRICULTURAL PRODUC-	