

First Publication Date:
Wednesday,
May 13, 2026

**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:
August 12, 2016
**ORIGINAL PRINCIPAL
AMOUNT OF MORTGAGE:**
\$124,000.00
MORTGAGOR(S): Sarah C
Curtin and Brian K Curtin,
married to each other
MORTGAGEE: Wells Fargo
Bank, N.A.
**LENDER OR BROKER
AND MORTGAGE
ORIGINATOR STATED ON
THE MORTGAGE:** Wells
Fargo Bank, N.A.
SERVICER: NewRez LLC,
d/b/a Shellpoint Mortgage
Servicing
**DATE AND PLACE OF
FILING:** Filed August 18,
2016, Winona County
Recorder, as Document
Number A597112
**ASSIGNMENTS OF
MORTGAGE:** Assigned
to: Specialized Loan
Servicing, LLC; thereafter
assigned to NewRez LLC
DBA Shellpoint Mortgage
Servicing
**LEGAL DESCRIPTION OF
PROPERTY:**
The Southerly 90 feet of
the Westerly 40 feet of Lot

Six (6), Block Thirty-six
(36) of the Original Plat
to the Town (now City) of
Winona, and being located
upon and forming a part
of Government Lot Two
(2) and the Southwest
Quarter of the Southwest
Quarter (SW1/4 of SW1/4)
of Section Twenty-three
(23) and of the North Half
of the Northwest Quarter
(N1/2 of NW1/4) of Section
Twenty-six (26), Township
One Hundred Seven (107)
North, of Range Seven (7),
West of the Fifth Principal
Meridian, Winona County,
Minnesota.

PROPERTY ADDRESS:
276 Walnut Street, Winona,
MN 55987
**PROPERTY
IDENTIFICATION
NUMBER:** RP32.000.3210
**COUNTY IN WHICH
PROPERTY IS LOCATED:**
Winona
**THE AMOUNT CLAIMED
TO BE DUE ON THE
MORTGAGE ON THE
DATE OF THE NOTICE:**
\$111,252.31

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:**
July 16, 2026, 10:00AM
PLACE OF SALE: Sheriff's
Main Office, Lobby of

Winona County LEC, 201
West 3rd, Winona, MN
55987 to pay the debt
secured by said mortgage
and taxes, if any, on said
premises and the costs and
disbursements, including
attorneys fees allowed by
law, subject to redemption
within 6 Months from the
date of said sale by the
mortgagor(s) the 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 mortgagor(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 January 16, 2027,**
or the next business day if
January 16, 2027 falls on a
Saturday, Sunday or legal
holiday.

**"THE TIME ALLOWED BY
LAW FOR REDEMPTION
BY THE MORTGAGOR,
THE MORTGAGOR'S
P E R S O N A L
R E P R E S E N T A T I V E S
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 5 UNITS, ARE**

**NOT PROPERTY USED
FOR AGRICULTURAL
PRODUCTION, AND ARE
ABANDONED.**
Dated: May 6, 2026
Newrez LLC d/b/a
Shellpoint Mortgage
Servicing Assignee of
Mortgagee
LOGS Legal Group LLP
Tracy J. Halliday - 034610X
Attorneys for Mortgagee
1715 Yankee Doodle Road,
Suite 210 Eagan, MN
55121 (952) 831-4060

THIS IS A
COMMUNICATION FROM
A DEBT COLLECTOR
