

NOTICE OF MORTGAGE FORECLOSURE SALE

DATE: **August 6, 2024**

YOU ARE NOTIFIED that default has occurred in the conditions of the following described Mortgage:

INFORMATION

REGARDING MORTGAGE TO BE FORECLOSED

1. Date of Mortgage: **August 28, 2023**
2. Mortgagors: **Ethel M. Rhines, a single person**
3. Mortgagees: **St. Paul Enterprises, LLC, a Minnesota limited liability company**
4. Recording Information:
Recorded on **September 11, 2023**, as Document Number **11229501** in the Office of the County Recorder of **Hennepin County, Minnesota**
5. Date of Amendment of Mortgage: **February 29, 2024**
6. Mortgagors: **Petrina M. Rhines as Trustee of the May E. Rhines Revocable Trust dated November 6, 2020, as amended on September 24, 2021**
7. Mortgagees: **St. Paul Enterprises, LLC, a Minnesota limited liability company**
8. Recording Information:
Recorded on **July 29, 2024**, as Document Number **1130277** in the Office of the County Recorder of **Hennepin County, Minnesota**
9. Assignments of Mortgage, if any: **None**

INFORMATION REGARDING MORTGAGED PREMISES

10. Tax parcel identification number of the mortgaged premises: **01-118-21-24-0067**
11. Legal description of the mortgaged premises:
The West 85 feet of Lot 27, except the Northerly 75 feet thereof, Gould's Riverview Addition, Hennepin County, Minnesota
12. The physical street address, city, and zip code of the mortgaged premises: **810 57th Ave N., Brooklyn Center, MN 55420.**

OTHER FORECLOSURE DATA

13. The person holding the Mortgage: **St. Paul, Enterprises, LLC, a Minnesota limited liability company**

The transaction agent's mortgage identification number, if stated on the Mortgage, is N/A.

is not a transaction agent, as defined by Minn. Stat. 58.02, subd. 30.

The name(s) of the residential mortgage servicer and the lender or broker, as defined in Minn. Stat. 58.02, is: **N/A.**

14. If stated on the Mortgage, the name of the mortgage originator, as defined in Minn. Stat. 58.02, is: **N/A.**

INFORMATION

REGARDING FORECLOSURE

15. The requisites of Minn. Stat. 580.02 have been satisfied.
16. The original principal amount secured by the Mortgage was **\$42,000.00.**
17. At the date of this notice the amount due on the Mortgage, including taxes, if any, paid by the holder of the Mortgage, is: **\$48,652.20.**
18. Pursuant to the power of sale in the Mortgage, the Mortgage will be foreclosed, and the mortgaged premises will be sold by the Sheriff of **Hennepin County, Minnesota**, at public auction on **OCTOBER 15, 2024, 10:00 a.m., at Hennepin County Sheriff's Office Civil unit 350 South 5th Street, Room 190 Minneapolis, MN 55415.**

19. The time allowed by law for redemption by Mortgagor or Mortgagor's personal representatives or assigns is 6 months after the date of sale.

20. Minn. Stat. 580.04(b) provides, "If the real estate is an owner-occupied, single-family dwelling, the notice must also specify the date on or before which the mortgagor must vacate the property if the mortgage is not reinstated under section 580.30 or the property redeemed under section 580.23." If this statute applies, the time to vacate the property is 11:59 p.m. on **Tuesday April 15, 2025.**

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.

Name and address of Attorney for Mortgagee or Mortgage Assignee:

Dakota Law, P.L.L.C.
Attn: Rachel Estrella
16233 Kenyon Ave., Suite 200
Lakeville, MN 55044
(952) 224-4082
/s/Rachel Estrella
Rachel Estrella (Atty. No. 0392594)
16233 Kenyon Ave.
Suite 200
Lakeville, MN 55044
(952) 224-4082

Name of Mortgagee or Mortgage Assignee:

St. Paul Enterprises
Attn: Thomas Comstock
18326 Deer Run Court
Prior Lake, Minnesota 55372

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September 5, 12, 19, 26,

October 3, 10, 2024

NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE SALE

Pursuant to the provisions of Minn. Stat. § 580.07, the foregoing foreclosure sale originally scheduled for **October 15, 2024, at 10:00 a.m., has been postponed until December 3, 2024, at 10:00 a.m. at:**

Hennepin County Sheriff's Office Civil unit

350 South 5th Street, Room 190 Minneapolis, MN 55415

The Mortgagor must vacate the Property on or before 11:59 p.m. on June 3, 2025, if the foreclosure sale is not further postponed, the Mortgage is not reinstated under Minn. Stat. § 580.30, the Property is not redeemed under Minn. Stat. § 580.23, or the redemption period is not reduced under Minn. Stat. § 582.032.

Dated October 14, 2024

Name and address of Attorney for Mortgagee or Mortgage Assignee:

Dakota Law, P.L.L.C.
Attn: Rachel Estrella
16233 Kenyon Ave., Suite 200
Lakeville, MN 55044
(952) 224-4082
/s/Rachel Estrella
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IN THE EVENT REQUIRED BY FEDERAL LAW: THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.

Published in the

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October 24, 2024

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