

NOTICE OF MORTGAGE

FORECLOSURE SALE

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

DATE OF MORTGAGE:

November 23, 2005

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$175,500.00

MORTGAGOR(S):

Heather A. Johnson, Single

MORTGAGEE:

Mariners Capital, Inc.

DATE AND PLACE OF RECORDING:

Recorded: December 27, 2005

Washington County Recorder

Document Number: 3560687

ASSIGNMENTS OF MORTGAGE:

And assigned to: Deutsche Bank National Trust Company, as Trustee, in trust for registered Holders of Long Beach Mortgage Loan Trust 2006-1, Asset-Backed Certificates, Series 2006-1

Dated: January 30, 2015

Recorded: February 27, 2015

Washington County Recorder

Document Number: 4016892

And assigned to: JPMorgan Chase Bank, National Association

Dated: August 29, 2014

Recorded: September 23, 2014

Washington County Recorder

Document Number: 4001447

And assigned to: Deutsche Bank National Trust Company, as Trustee, in trust for registered Holders of Long Beach Mortgage Loan Trust 2006-1, Asset-Backed Certificates, Series 2006-1

Dated: August 29, 2014

Recorded: September 23, 2014

Washington County Recorder

Document Number: 4001448

Transaction Agent:

Not Applicable

Transaction Agent Mortgage Identification Number:

Not Applicable

Lender/Broker/Mortgage Originator: Mariners Capital, Inc.

Residential Mortgage Servicer:

Select Portfolio Servicing, Inc.

COUNTY IN WHICH PROPERTY IS LOCATED: Washington

Property Address:

1460 Dixon Dr,

St. Paul Park, MN 55071

Tax Parcel ID Number:

18.027.21.21.0110

LEGAL DESCRIPTION OF PROPERTY:

Lot 1, Block 4, Joseph T.

Dixon 3rd Addition, according to

the recorded plat thereof,

Washington County, Minnesota

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$267,960.70

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:

December 02, 2024 at 10:00 AM

PLACE OF SALE:

County Sheriff's office,

Law Enforcement Center,

15015 62nd Street North,

Stillwater, 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 June 02, 2025, or the next business day if June 02, 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: October 10, 2024

MORTGAGEE: Deutsche Bank National Trust Company, as Trustee, in trust for registered Holders of Long Beach Mortgage Loan Trust 2006-1, Asset-Backed Certificates, Series 2006-1

Wilford, Geske & Cook, P.A.

Attorneys for Mortgagee

7616 Currell Boulevard,

Suite 200

Woodbury, MN 55125

(651) 209-3300

File Number: 054317-F1

NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE SALE

The above referenced sale scheduled for December 2, 2024 at 10:00 AM has been postponed to January 17, 2025 at 10:00 AM in the Washington County Sheriff's office, Law Enforcement Center, 15015 62nd Street North, Stillwater, Minnesota in said County and State.

DATED: November 25, 2024

MORTGAGEE: Deutsche Bank National Trust Company, as Trustee, in trust for registered Holders of Long Beach Mortgage Loan Trust 2006-1, Asset-Backed Certificates, Series 2006-1

Wilford, Geske & Cook, P.A.

Attorneys for Mortgagee

7616 Currell Boulevard,

Suite 200

Woodbury, MN 55125

(651) 209-3300

File Number: 054317-F1

Published in the
Forest Lake Times
December 5, 2024

1437020