

NOTICE OF MORTGAGE

FORECLOSURE SALE

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

DATE OF MORTGAGE:

October 11, 2016

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$161,990.00

MORTGAGOR(S):

Andrea K Erben,
an unmarried person

MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Wintrust Mortgage, a division of Barrington Bank and Trust Co., N.A., its successors and assigns

DATE AND PLACE OF RECORDING:

Recorded: October 27, 2016

Dakota County Recorder

Document Number: 3158371

ASSIGNMENTS OF MORTGAGE:

And assigned to: Nationstar

Mortgage LLC D/B/A Mr. Cooper

Dated: January 28, 2020

Recorded: February 6, 2020 Dakota County Recorder

Document Number: 3354135

And assigned to:

Select Portfolio Servicing, Inc.

Dated: May 30, 2024

Recorded: June 12, 2024 Dakota County Recorder

Document Number: 3633537

Transaction Agent: Mortgage Electronic Registration Systems, Inc.

Transaction Agent Mortgage Identification Number:

1000312-0001309439-3

Lender/Broker/Mortgage Originator: Wintrust Mortgage, a division of Barrington Bank and Trust Co., N.A.

Residential Mortgage Servicer:

Select Portfolio Servicing, Inc.

COUNTY IN WHICH PROPERTY IS LOCATED: Dakota

Property Address:

1116 Hall Ave,

West St Paul, MN 55118

Tax Parcel ID Number:

42-48100-17-090

LEGAL DESCRIPTION OF

PROPERTY: THE SOUTH

50 FEET OF THE WEST 1/2 OF

BLOCK 17, B. MICHEL'S

ADDITION TO WEST ST. PAUL,

DAKOTA COUNTY,

MINNESOTA.

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$151,465.39

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 11, 2024 at 10:00 AM

PLACE OF SALE:

County Sheriff's office,

Law Enforcement Center,

1580 Highway 55,

Hastings, 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 11, 2025, or the next business day if June 11, 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 22, 2024

MORTGAGEE:

Select Portfolio Servicing, Inc.

Wilford, Geske & Cook, P.A.

Attorneys for Mortgagee

7616 Currell Boulevard,

Suite 200

Woodbury, MN 55125

(651) 209-3300

File Number: 055375-F1

NOTICE OF

POSTPONEMENT

OF MORTGAGE

FORECLOSURE SALE

The above referenced sale scheduled for December 11, 2024 at 10:00 AM has been postponed to June 11, 2025 at 10:00 AM in the Dakota County Sheriff's office, Law Enforcement Center, 1580 Highway 55, Hastings, Minnesota in said County and State.

DATED: November 15, 2024

MORTGAGEE: Select Portfolio Servicing, Inc.

Wilford, Geske & Cook, P.A.

Attorneys for Mortgagee

7616 Currell Boulevard, Suite 200

Woodbury, MN 55125

(651) 209-3300

File Number: 055375-F1

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