

NOTICE OF MORTGAGE FORECLOSURE SALE

PUBLIC NOTICE

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: January 13, 2020

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$15,000.00

MORTGAGOR(S): Norby C. Blake

MORTGAGEE: Hiway Federal Credit Union

DATE AND PLACE OF REGISTRATION: Registered with the Registrar of Titles in and for the County of Ramsey, State of Minnesota, on January 27, 2020, as Document No. 2658084

ASSIGNMENTS OF MORTGAGE: Assigned to Alabama 2, LLC in Assignment of Mortgage dated May 23, 2023, recorded May 31, 2023, as Document No. 2754936

LEGAL DESCRIPTION OF PROPERTY:

The West 10 feet of Lot 2, Block 5, Bisanz Bros. Meadow Brook; Lot 3, Block 5, Bisanz Bros. Meadow Brook except the West 15 feet; Lot 10, Block 9, Bunde's Park Addition except the West 15 feet and except the North 100 feet thereof; That part of Lot 9, Block 9, Bunde's Park Addition, lying West of a Southerly extension of the East line of the aforescribed West 10 feet of Lot 2, Block 5, Bisanz Bros. Meadowbrook, except the North 100 feet of said Lot 9

REGISTERED PROPERTY

PROPERTY ADDRESS:

1680 Wilson Avenue, St. Paul, Minnesota 55106

COUNTY IN WHICH PROPERTY IS LOCATED: Ramsey

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE,

INCLUDING TAXES, IF ANY, PAID BY MORTGAGEE: \$14,515.33

THAT there has been compliance with all pre-foreclosure requirements; that no action or proceeding has been instituted at law or otherwise to recover the debt secured by said mortgage, or any part thereof;

THAT pursuant to the power of sale contained in said mortgage, the above-described property will be sold by the Sheriff of Ramsey County as follows:

DATE AND TIME OF SALE: September 13, 2023, at 10:00 a.m.

PLACE OF SALE: Ramsey County Sheriff's Office, City Hall Annex, 25 West 4th Street, Suite 150, St. Paul, Minnesota 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 six (6) months from the date of said sale by the mortgagor(s), their personal representatives or assigns.

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: March 13, 2024, at 11:59 p.m.

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: July 17, 2023

Alabama 2, LLC

Assignee of Mortgagee

HOELSCHER LAW FIRM, PLLC

By: /s/ Brian G. Hoelscher

Brian G. Hoelscher #0238752

Attorneys for Assignee of Mortgagee

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THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.

FORECLOSURE DATA

Minn. Stat. Sec. 580.025

(1) the physical street address, city, and zip code of the mortgaged premises is 1680 Wilson Avenue, St. Paul, 55106;

(2) the name of the transaction agent, residential mortgage servicer, and the lender or broker, as defined in section 58.02, if the person holding the mortgage is a transaction agent as defined in section 58.02, subdivision 30 are as follows: – not applicable; or the name of the residential mortgage servicer and the lender or broker, as defined in section 58.02, if the person holding the mortgage is not a transaction agent as defined in section 58.02, subdivision 30 are as follows: residential mortgage servicer – Alabama 2, LLC, lender or broker – Alabama 2, LLC;

(3) the tax parcel identification number of the mortgaged premises is: 342922410112;

(4) if stated on the mortgage, the transaction agent's mortgage identification number is: - not applicable;

(5) if stated on the mortgage, the name of the residential mortgage originator as defined in section 58.02 is: Hiway Federal Credit Union.

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