

NOTICE OF MORTGAGE
FORECLOSURE SALE
NOTICE IS HEREBY GIVEN
that default has occurred in
the conditions of the following
described mortgage:
DATE OF MORTGAGE:
August 20, 2021
ORIGINAL PRINCIPAL
AMOUNT OF MORTGAGE:
\$222,112.00
MORTGAGOR(S): Dani
Marie Elizabeth Farrell,
married person
MORTGAGEE: Mortgage
Electronic Registration
Systems, Inc., as mortgagee,
as nominee for Plaza
Home Mortgage Inc., its
successors and assigns
DATE AND PLACE
OF RECORDING:
Recorded: August 23, 2021
Nicollet County Recorder
Document Number: 339256
ASSIGNMENTS OF
MORTGAGE:
And assigned to: Plaza
Home Mortgage Inc.
Dated: January 24, 2022
Recorded: January 24, 2022
Nicollet County Recorder
Document Number: 341530
Transaction Agent:
Mortgage Electronic
Registration Systems, Inc.
Transaction Agent Mortgage
Identification Number:
100109835210603095
Lender/Broker/Mortgage
Originator: Plaza Home
Mortgage Inc.
Residential Mortgage Servicer:
PHH Mortgage Corporation
COUNTY IN WHICH
PROPERTY IS
LOCATED: Nicollet
Property Address: 631
W Traverse Road, Saint
Peter, MN 56082
Tax Parcel ID Number:
19.791.0470
LEGAL DESCRIPTION OF
PROPERTY: Property lying
North of Traverse Road
described as follows:
The Westerly 60 feet of that
part of the vacated Seventh
Street lying westerly of Lot 3,
Block 29, Skaro and Evenson`s
Addition to the City of St. Peter,
according to the plat thereof
on file and of record in the
Office of the Register of Deeds,
Nicollet County, Minnesota
AMOUNT DUE AND CLAIMED
TO BE DUE AS OF DATE
OF NOTICE: \$224,875.96
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;
that this is registered property;
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:
January 03, 2023 at 10:00 AM
PLACE OF SALE: Nicollet
County Sheriff`s Office
Lobby, 501 South Minnesota
Avenue, St. Peter, 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 July 04, 2023, or
the next business day if July
04, 2023 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 27, 2022
MORTGAGEE: Plaza
Home Mortgage, Inc.
Wilford, Geske & Cook, P.A.
Attorneys for Mortgagee
7616 Currell Boulevard,
Suite 200
Woodbury, MN 55125
(651)209-3300
File Number: 051894-F1
124787 SPH 11/3 11/10
11/17 11/24 12/1 12/8