

**NOTICE OF MORTGAGE
FORECLOSURE SALE**

Minn. Stat. 580.025, 580.04 Minnesota Uniform Conveyancing Blanks Form 60.2.1 (2009)

DATE: March 31, 2026

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: June 9, 2023

2. MORTGAGORS: **Emily L. Mohlenkamp**, single woman.

3. MORTGAGEES: Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for Plains Commerce Bank, its successors and assigns. 4. Recording Information: Recorded on June 14, 2023, as Document Number 2023R-458524, in the Office of the County Recorder of Martin County, Minnesota. 5. Assignments of Mortgage, if

any: Assigned to Nationslar Mortgage LLC, by written assignment recorded on July 28, 2025, as Document Number 2025R-466139 in the recording office stated in paragraph 4. Assigned to Select Portfolio Servicing, Inc., by written assignment recorded on November 12, 2025, as Document Number 2025R-467204 in the recording office stated in paragraph

4. INFORMATION REGARDING MORTGAGED PREMISES

6. TAX PARCEL IDENTIFICATION NUMBER OF THE MORTGAGED PREMISES: R09.023.0250

7. LEGAL DESCRIPTION OF THE MORTGAGED PREMISES: The West 171.50 feet of the following described tract of land in the Northeast Quarter of the Northwest Quarter of Section 23, Township 102 North, Range 33 West in Martin County, Minnesota: Commencing at the Northwest corner of Section 23, Township 102 North, Range 33 West in Martin County, Minnesota; thence North 90 degrees 00 minutes

East (assumed bearing) along the North line of the Northwest Quarter a distance of 1348.32 feet to the point of beginning; thence continuing North 90 degrees 00 minutes 00 seconds East along the North line of the Northwest Quarter a distance of 658.00 feet; thence South 0 degrees 00 minutes 00 seconds West a distance of 254.00 feet to an iron pipe survey marker; thence South 90 degrees 00 minutes 00 seconds West a distance of 658 feet to an iron pipe marker; thence North 0 degrees 00 minutes 00 seconds East a distance of 254 feet to the point of beginning. Subject to an easement for public roadway right-of-way along the North line of the Northwest Quarter of Section 23. Check here if all or part of the described real property is Registered (Torrens)

8. THE PHYSICAL STREET ADDRESS, CITY, AND ZIP CODE OF THE MORTGAGED PREMISES: 525 100th St, Sherburn, MN 56171.

OTHER FORECLOSURE DATA

9. THE PERSON HOLDING THE

MORTGAGE: 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/are Select Portfolio Servicing, Inc.

10. If stated on the Mortgage, the name of the mortgage originator, as defined in Minn. Stat. 58.02, Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for Plains Commerce Bank, its successors and assigns. MIN 10052100808 1476302.

INFORMATION REGARDING FORECLOSURE

11. The requisites of Minn. Stat. 580.02 have been satisfied.

12. The original principal amount secured by the Mortgage was \$ 155,200.00.

13. AT THE DATE OF THIS NOTICE THE AMOUNT DUE ON THE MORTGAGE, INCLUDING TAXES, IF ANY, PAID BY THE HOLDER OF THE

MORTGAGE, IS: \$164,896.82.

14. 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 Martin County, Minnesota, at public auction on 06/03/2026, 10:00 AM., in the LEC Lobby at 201 Lake Ave., Fairmont, MN 56031.

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

16. 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 12/04/2026.

THE TIME ALLOWED BY LAW FOR REDEMPTION BY THE MORTGAG-

OR, 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 of Mortgagee or Mortgage Assignee: **Select Portfolio Servicing, Inc.**

Name and address of Attorney for Mortgagee or Mortgage Assignee: **Schneiderman & Sherman P.C. 8530 Eagle Point Blvd. Suite 100 Lake Elmo, MN 55042 26-000174-1**

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