

*Found on
Ramsey Co Records
8/31/21*

POWER OF ATTORNEY TO FORECLOSE MORTGAGE

Minn. Stat. 580.05

The undersigned hereby employs, authorizes, and empowers LOGS Legal Group LLP, Melissa L.B. Porter, Gary J. Evers and Joseph M. Rossman, Attorneys at Law, 12550 West Frontage Road, Suite 200, Burnsville, MN 55337, as the undersigned's attorneys to foreclose by advertisement the mortgage dated November 5, 2010, executed by Susan A Stangland, an unmarried woman, as mortgagor(s), to Mortgage Electronic Registration Systems, Inc., as nominee for Mortgages Unlimited Inc., as mortgagee, its successors and assigns, and recorded on November 15, 2010 as Document Number 4252430, in the office of the county Recorder of Ramsey County, Minnesota, and to do all things necessary and incident thereto. Said mortgage is assigned to U.S. Bank National Association dated: June 14, 2017, filed June 16, 2017 recorded as Document Number A04663086; thereafter assigned to Specialized Loan Servicing LLC dated: December 10, 2018; filed December 13, 2018 recorded as Document Number A04738862.

To be effective May 6, 2021. The undersigned, does hereby ratify all acts of the appointed agent taken at any time since such effective date, so long as in accordance with this Power of Attorney, the mortgage and applicable law.

Specialized Loan Servicing LLC

By: *Cynthia Wallace*
 Its: Regional Assistant Vice President
 Date: JUN 16 2021

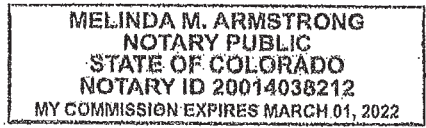
STATE OF COLORADO)
) SS
 COUNTY OF ARAPAHOE)

JUN 16 2021

The foregoing instrument was acknowledged before me this _____
 as Cynthia Wallace for Specialized Loan Servicing LLC.

Melinda M. Armstrong
 Notary Public Melinda M. Armstrong
 My commission expires: March 1, 2022

THIS INSTRUMENT WAS DRAFTED BY
 LOGS Legal Group LLP
 12550 West Frontage Road, Suite 200
 Burnsville, MN 55337
 File #: 21-113804



21-113804

NOTICE OF PENDENCY OF PROCEEDING TO FORECLOSE MORTGAGE

Date: June 7, 2021

YOU ARE NOTIFIED, that a proceeding is about to be commenced by the undersigned attorney for Specialized Loan Servicing LLC pursuant to a Power of Attorney to Foreclose as authorized by Minnesota Statute 580.05, to foreclose the Mortgage dated November 5, 2010, executed by Susan A. Stangland, an unmarried woman, as Mortgagors to Mortgage Electronic Registration Systems, Inc., as Mortgagee and filed on November 15, 2010, as Document Number 4252430. ASSIGNMENT(S) OF MORTGAGE: U.S. Bank National Association dated: June 14, 2017, filed June 16, 2017 as Document Number A04663086, thereafter assigned to Specialized Loan Servicing LLC dated: December 10, 2018, filed December 13, 2018 as Document Number A04738862.

TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc.
MIN#: 100848168003812350
LENDER: Mortgages Unlimited Inc.
SERVICER: Specialized Loan Servicing LLC
PROPERTY ADDRESS: 1514 Van Buren Ave, Saint Paul, MN 55104
PROPERTY IDENTIFICATION NUMBER: 342923220107

LOGS LEGAL GROUP LLP

BY /s/ Melissa LB Porter
Melissa L. B. Porter - 0337778
Gary J. Evers - 0134764
Joseph M. Rossman - 0397070
Attorneys for Mortgagee
LOGS Legal Group LLP
12550 West Frontage Road, Suite 200
Burnsville, MN 55337
(952) 831-4060.

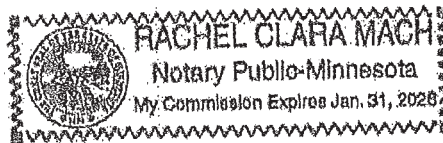
STATE OF MINNESOTA)
)SS
COUNTY OF DAKOTA)

This instrument was acknowledged before me on this 7th day of June, 2021, before me personally appeared Melissa LB Porter attorney with the law firm of LOGS Legal Group LLP.

/s/ Rachel Mach [January 31, 2026]
Minnesota Notary Public

[Commission Expires: January 31, 2026]

DRAFTED BY:
LOGS LEGAL GROUP LLP
12550 West Frontage Road, Suite 200
Burnsville, MN 55337
(952) 831-4060



SHERIFF'S CERTIFICATE OF SALE

STATE OF MINNESOTA
COUNTY OF RAMSEY

I, Bob Fletcher, Ramsey County Sheriff, Sheriff of the County of Ramsey, State of Minnesota, do hereby certify; that pursuant to the printed Notice of Mortgage Foreclosure sale hereto attached and the power of sale contained in the following described mortgage:

DATE OF MORTGAGE: November 5, 2010
MORTGAGOR(S): Susan A Stangland, an unmarried woman
MORTGAGEE: Mortgage Electronic Registration Systems, Inc.
TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc.
MIN#: 100848168003812350
LENDER: Mortgages Unlimited Inc.
SERVICER: Specialized Loan Servicing LLC

DATE AND PLACE OF RECORDING: November 15, 2010, Ramsey County Recorder, as Document Number 4252430

ASSIGNMENT OF MORTGAGE:
Assigned to: U.S. Bank National Association; dated: June 14, 2017, filed June 16, 2017 recorded as Document Number A04663086 and thereafter assigned to Specialized Loan Servicing LLC; dated: December 10, 2018, filed December 13, 2018 recorded as Document Number A04738862.

I did, at the time and place in said notice specified:

DATE AND TIME OF SALE: August 4, 2021, at 10:00AM
PLACE OF SALE: Sheriff's Main Office The Lowry Building/City Hall Annex, 25 West 4th St., Suite 150, St. Paul, MN 55102

offer for sale and sell at public auction to the highest and best bidder, the tract of land described as follows, to-wit:

Lot 9, Block 5, Hamline Syndicate Addition No. 1

PROPERTY ADDRESS: 1514 Van Buren Ave, Saint Paul, MN 55104
PARCEL IDENTIFICATION NUMBER: 342923220107
COUNTY IN WHICH PROPERTY IS LOCATED: Ramsey

and did strike off and sell the same to: ~~Specialized Loan Servicing LLC~~ COMMON GROWTH LLC

for the sum of: \$ 116,097.⁰⁰ at an interest rate of 4.25%.

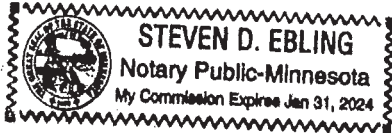
The purchaser being the highest bidder and said sum being the highest and best bid offered therefore; and that said sale was in all respects openly, honestly, fairly, and lawfully conducted, and the time allowed for redemption by the mortgagor(s), his/her/their personal representatives or assigns is 6 Months from the date of sale.

IN TESTIMONY WHEREOF, I have hereunto set my hand on August 4, 2021.
Bob Fletcher, Ramsey County Sheriff
as Sheriff of Ramsey County, MN.

By [Signature], Deputy

STATE OF MINNESOTA
COUNTY OF RAMSEY

On this August 4, 2021, before me personally appeared MICHAEL E FRANK known to be the DEPUTY Sheriff of said County, and the person described in and who executed the foregoing instrument, and acknowledged that he/she executed same as his free act and deed as such DEPUTY Sheriff.



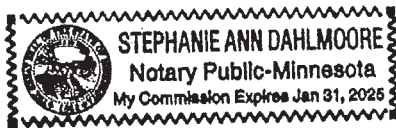
[Signature]
Notary

STATE OF MINNESOTA
COUNTY OF DAKOTA

Gary Evers, being first duly sworn, on oath says; that he/she knows the facts relating to the military status of Susan Stangland, who was/were the owner(s) and occupant(s) of the mortgaged premises described in the foregoing Sheriff's Mortgage foreclosure sale thereof; that the person(s) was/were not in the military or naval service of the United States at the time of the sale, or during the twelve months preceding such sale, as appears from facts known at the time of the sale. To the best of my knowledge there are no known tenants.

[Signature]
Gary Evers, Esq. - 0134764

Subscribed and sworn to before me this 28th day of July, 2021 before me personally appeared Gary Evers, Attorney with the law firm of LOGS Legal Group LLP.



[Signature]
Notary Public

This is an attempt to collect a debt and any information obtained will be used for that purpose.

Transfer of real property through a referee's or sheriff's certificate of sale issued to the purchaser in a mortgage or lien foreclosure sale is excluded from the deed tax under Minn. Stat. § 287.22 (11)

Send Tax Information to:
Specialized Loan Servicing LLC
6200 S. Quebec St.
Greenwood Village, CO 80111

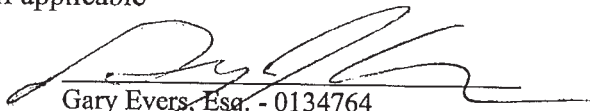
DRAFTED BY/RETURN TO:
LOGS LEGAL GROUP LLP
12550 West Frontage Road, Suite 200
Burnsville, MN 55337
(952) 831-4060

AFFIDAVIT OF COMPLIANCE

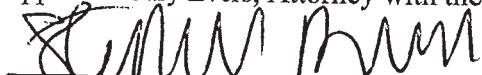
STATE OF MINNESOTA)
)SS
COUNTY OF DAKOTA)

Gary Evers, being duly sworn, on oath, says that:

1. Notice of Opportunity for Counseling (“*Foreclosure Prevention Counseling*”) has been delivered in compliance with Minnesota Statute 580.021.
2. The Foreclosure Advice Notice to Owners (“*Help for Homeowners in Foreclosure*”) and the Notice of Redemption Rights have been delivered in compliance with Minnesota Statute 580.041.
3. The Notice of Sale has been delivered in compliance with Minnesota Statute 580.04
4. If the property is a one-to-four family dwelling and is occupied by a tenant (s) as a residence, the *Foreclosure: Advice to Tenants* has been delivered in compliance with Minnesota Statute 580.042
5. The *Farmer Lender Mediation Notice* has been delivered in compliance with Minnesota Statute 582.039, if applicable
6. The *Homestead Designation Notice* has been delivered in compliance with Minnesota Statute 582.041, if applicable
7. The *Agricultural Designation Notice* has been delivered in compliance with Minnesota Statute 582.042, if applicable


Gary Evers, Esq. - 0134764

Subscribed and sworn to before me on 28th day of July, 2021 before me personally appeared Gary Evers, Attorney with the law firm of LOGS Legal Group LLP.



Notary Public

THIS INSTRUMENT DRAFTED BY:
LOGS Legal Group LLP
12550 West Frontage Road
Suite 200
Burnsville, MN 55337
(952) 831-4060
Our File No. 21-113804

