

# **NOTICE OF MORTGAGE FORECLOSURE SALE**

**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: August 20, 2021

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$392,653.00

MORTGAGOR(S):  
Keith Joseph McMoore,  
a single man

MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as nominee for Results Mortgage, LLC

DATE AND PLACE OF FILING: Recorded on August 27, 2021 as Document Number 2334016.002 in the Office of the County Recorder of Anoka County, Minnesota.

ASSIGNMENTS OF MORTGAGE: Assigned to: Lakeview Loan Servicing, LLC by assignment recorded on May 2, 2023 as Document Number 2389792.001 in the Office of the County Recorder of Anoka County, Minnesota.

LEGAL DESCRIPTION OF PROPERTY: That part of the Northwest Quarter of the Southwest Quarter of Section 22, Township 32, Range 23, Anoka County, Minnesota, described as follows:

Beginning at a point on the West line of said Northwest Quarter of the Southwest Quarter, distant 744.79 feet Southerly of the Northwest corner thereof; thence North 00 degrees 18 minutes 09 seconds East, assumed bearing, along said West line a distance of 235.00 feet; thence South 71 degrees 55 minutes 08 seconds East a distance of 357.06 feet; thence North 50 degrees 36 minutes 55 seconds East a distance of 233.00 feet; thence South 39 degrees 23 minutes 05 seconds East a distance of 175.00 feet; thence South 47 degrees 55 minutes 16 seconds West a distance of 386.11 feet to the intersection with a line drawn Southeasterly from the point of beginning on a bearing of South 70 degrees 32 minutes 21 seconds East; thence North 70 degrees 32 minutes 21 seconds West a distance of 366.14 feet to the point of beginning. Anoka County, Minnesota.  
Abstract Property.

STREET ADDRESS OF PROPERTY:

2642 WESTLUND DR NE,  
HAM LAKE, MN 55304

COUNTY IN WHICH PROPERTY IS LOCATED: Anoka County, Minnesota.

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: \$388,209.16

TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc.

NAME OF MORTGAGE ORIGINATOR: Results Mortgage, LLC

RESIDENTIAL SERVICER: Flagstar Bank, N.A.

TAX PARCEL IDENTIFICATION NUMBER: 22-32-23-32-0005

TRANSACTION AGENT'S MORTGAGE IDENTIFICATION NUMBER: 101360958178585658

THAT no action or proceeding has been instituted at law to recover the debt then remaining secured by such mortgage, or any part thereof, or, if the action or proceeding has been instituted, that the same has been discontinued, or that an execution upon the judgment rendered therein has been returned unsatisfied, in whole or in part.

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:  
November 19, 2024  
at 10:00 AM.

PLACE OF SALE:  
Anoka County Sheriff's Office,  
13301 Hanson Boulevard NW,  
Andover, MN 55304.

to pay the debt then secured by said mortgage and taxes, if any actually paid by the mortgagee, on the premises and the costs and disbursements allowed by law. The time allowed by law for redemption by said mortgagor(s), their personal representatives or assigns is six (6) months from the date of sale.

TIME AND DATE TO VACATE PROPERTY: Unless said mortgage is reinstated or the property redeemed, or unless the time for redemption is reduced by judicial order, you must vacate the premises by 11:59 p.m. on May 19, 2025.

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.

MORTGAGOR(S) RELEASED FROM FINANCIAL OBLIGATION ON MORTGAGE: None

Dated: September 18, 2024  
TROTT LAW, P.C.

By: /s/

**\*N. Kibongni Fondungallah, Esq.\***

Samuel R. Coleman, Esq.

Sung Woo Hong, Esq.

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(24-0961-FC01)

**THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.**

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