

NOTICE OF MORTGAGE FORECLOSURE SALE

NOTICE IS HEREBY GIVEN that default has occurred in the conditions of the following described mortgage:

DATE OF MORTGAGE:

January 11, 2019

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$255,290.00

MORTGAGOR(S):

Jonathan Twaglee,

A Married Man

MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Cardinal Financial Company, Limited Partnership, its successors and assigns

DATE AND PLACE OF RECORDING:

Recorded: January 16, 2019

Anoka County Registrar of Titles

Document Number: 562445.002

ASSIGNMENTS OF MORTGAGE:

And assigned to: Cardinal Financial Company, Limited Partnership

Dated: March 10, 2022

Recorded: March 14, 2022 Anoka County Registrar of Titles

Document Number: 599233.001

Transaction Agent: Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Cardinal Financial Company, Limited Partnership, its successors and assigns

Transaction Agent Mortgage Identification Number:

1000922-1400191931-9

Lender/Broker/Mortgage Originator: Cardinal Financial Company, Limited Partnership

Residential Mortgage Servicer: Cardinal Financial Company, Limited Partnership

REGISTERED LAND, CERTIFICATE OF TITLE NUMBER: 140624

COUNTY IN WHICH PROPERTY IS LOCATED: Anoka

Property Address:

1319 104th Ave NW,

Coon Rapids, MN 55433

Tax Parcel ID Number:

23-31-24-31-0054

LEGAL DESCRIPTION OF PROPERTY:

Lot 12, Block 2, Egret Estates,

Anoka County, Minnesota

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$246,939.62

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;

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:

August 08, 2024 at 10:00 AM

PLACE OF SALE:

County Sheriff's office,

13301 Hanson Boulevard NW,

Andover, 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 February 10, 2025, or the next business day if February 10, 2025 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: June 17, 2024

MORTGAGEE:

Cardinal Financial Company, Limited Partnership

Wilford, Geske & Cook, P.A.

Attorneys for Mortgagee

7616 Currell Boulevard, Suite 200

Woodbury, MN 55125

(651) 209-3300

File Number: 050403-F2

NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE SALE

The above referenced sale scheduled for August 8, 2024 at 10:00 AM has been postponed to September 10, 2024 at 10:00 AM in the Anoka County Sheriff's office, 13301 Hanson Boulevard NW, Andover, Minnesota in said County and State.

DATED: August 1, 2024

MORTGAGEE:

Cardinal Financial Company, Limited Partnership

NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE SALE

The above referenced sale scheduled for September 10, 2024 at 10:00 AM has been postponed to October 10, 2024 at 10:00 AM in the Anoka County Sheriff's office, 13301 Hanson Boulevard NW, Andover, Minnesota in said County and State.

DATED: August 29, 2024

MORTGAGEE: Cardinal Financial

Company, Limited Partnership

Wilford, Geske & Cook, P.A.

Attorneys for Mortgagee

7616 Currell Boulevard, Suite 200

Woodbury, MN 55125

(651) 209-3300

File Number: 050403-F2

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