

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 conditions of the following described mortgage:

DATE OF MORTGAGE:

August 7, 2008

MORTGAGOR:

Jonathan E. Stromme,

a married man.

MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as nominee for The Business Bank, dba Prime Mortgage, its successors and assigns.

DATE AND PLACE OF RECORDING: Recorded August 14, 2008 Washington County Recorder, Document No. 3704259.

ASSIGNMENTS OF MORTGAGE: Assigned to: Branch Banking and Trust Company. Dated July 25, 2018 Recorded July 31, 2018, as Document No. 4162969. And thereafter assigned to: Specialized Loan Servicing LLC. Dated April 28, 2022 Recorded May 6, 2022, as Document No. 4369507. And thereafter assigned to: Federal Home Loan Mortgage Corporation, as trustee of the Freddie Mac SLST 2023-1 Participation Interest Trust Dated April 25, 2024 Recorded May 16, 2024, as Document No. 4437151.

TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc.

TRANSACTION AGENT'S

MORTGAGE IDENTIFICATION

NUMBER ON MORTGAGE:

100103210000411065

LENDER OR BROKER AND

MORTGAGE ORIGINATOR STATED ON MORTGAGE: The Business Bank, dba Prime Mortgage

RESIDENTIAL MORTGAGE

SERVICER: Selene Finance LP

MORTGAGED PROPERTY ADDRESS:

23620 Jensen Avenue North,

Forest Lake, MN 55025

TAX PARCEL I.D. #:

0103221230009

LEGAL DESCRIPTION OF

PROPERTY:

LOT 12, BLOCK 5, HUNTER'S

HILL

COUNTY IN WHICH PROPERTY

IS LOCATED: Washington

ORIGINAL PRINCIPAL AMOUNT

OF MORTGAGE: \$148,000.00

AMOUNT DUE AND CLAIMED

TO BE DUE AS OF DATE OF NOTICE, INCLUDING TAXES, IF ANY,

PAID BY MORTGAGEE:

\$154,785.16

That prior to the commencement of this mortgage foreclosure proceeding Mortgagee/Assignee of Mortgagee complied with all notice requirements as required by statute; 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:

September 17, 2024 at

10:00 AM

PLACE OF SALE:

Sheriff's Office,

Law Enforcement Center,

15015 62nd Street North,

Stillwater, MN

to pay the debt then secured by said Mortgage, and taxes, if any, on said premises, and the costs and disbursements, including attorneys' 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 unless reduced to Five (5) weeks under MN Stat. §580.07.

TIME AND DATE TO VACATE PROPERTY: If the real estate is an owner-occupied, single-family dwelling, unless otherwise provided by law, the date on or before which the mortgagor(s) must vacate the property if the mortgage is not reinstated under section 580.30 or the property is not redeemed under section 580.23 is 11:59 p.m. on March 17, 2025, unless that date falls on a weekend or legal holiday, in which case it is the next weekday, and unless the redemption period is reduced to 5 weeks under MN Stat. Secs. 580.07 or 582.032.

MORTGAGOR(S) RELEASED

FROM FINANCIAL OBLIGATION

ON MORTGAGE: None

"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: July 22, 2024

Federal Home Loan Mortgage Corporation, as trustee

Mortgagee/Assignee of Mortgagee

LIEBO, WEINGARDEN, DOBIE & BARBEE, P.L.L.P.

Attorneys for Mortgagee/Assignee of Mortgagee

4500 Park Glen Road #300

Minneapolis, MN 55416

(952) 925-6888

107-24-004400 FC

IN THE EVENT REQUIRED BY

FEDERAL LAW: THIS IS A

COMMUNICATION FROM A

DEBT COLLECTOR.

Published in the

Forest Lake Times

August 1, 8, 15, 22, 29,

September 5, 2024

NOTICE OF

POSTPONEMENT

OF MORTGAGE

FORECLOSURE SALE

Pursuant to the provisions of Minnesota Statutes 580.07, the foregoing foreclosure sale is postponed until October 29, 2024, at 10:00 AM at the Sheriff's Office, Law Enforcement Center, 15015 62nd Street North, Stillwater, MN, in said county and state.

Dated: September 19, 2024

Federal Home Loan Mortgage Corporation, as trustee

Mortgagee/Assignee of Mortgagee

LIEBO, WEINGARDEN, DOBIE

& BARBEE, P.L.L.P.

Attorneys for Mortgagee/Assignee of Mortgagee

4500 Park Glen Road #300

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IN THE EVENT REQUIRED BY

FEDERAL LAW: THIS IS A

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September 26, 2024

NOTICE OF

POSTPONEMENT

OF MORTGAGE

FORECLOSURE SALE

Pursuant to the provisions of Minnesota Statutes 580.07, the foregoing foreclosure sale is postponed until January 28, 2025, at 10:00 AM at the Sheriff's Office, Law Enforcement Center, 15015 62nd Street North, Stillwater, MN, in said county and state.

Dated: October 30, 2024

Federal Home Loan Mortgage Corporation, as trustee

Mortgagee/Assignee of Mortgagee

LIEBO, WEINGARDEN, DOBIE

& BARBEE, P.L.L.P.

Attorneys for Mortgagee/Assignee of Mortgagee

4500 Park Glen Road #300

Minneapolis, MN 55416

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