

NOTICE OF MORTGAGE FORECLOSURE SALE

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

DATE OF MORTGAGE:

June 20, 2022

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$192,307.00

MORTGAGOR(S):

Wayne A. Wehmas,

an unmarried man

MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Rocket Mortgage, LLC FKA Quicken Loans, LLC, its successors and assigns

DATE AND PLACE OF RECORDING:

Recorded: July 6, 2022 Washington County Recorder

Document Number: 4377062

ASSIGNMENTS OF MORTGAGE:

And assigned to:

Rocket Mortgage, LLC,

FKA Quicken Loans, LLC

Dated: June 10, 2024

Recorded: June 12, 2024 Washington County Recorder

Document Number: 4439597

Transaction Agent: Mortgage Electronic Registration Systems, Inc.

Transaction Agent Mortgage Identification Number:

100039035056777930

Lender/Broker/Mortgage Originator: Rocket Mortgage, LLC, FKA Quicken Loans, LLC

Residential Mortgage Servicer:

Rocket Mortgage, LLC

COUNTY IN WHICH PROPERTY IS LOCATED: Washington

Property Address:

552 Granada Ave N,

Saint Paul, MN 55128-6613

Tax Parcel ID Number:

31.029.21.24.0078

LEGAL DESCRIPTION OF PROPERTY:

Lots 3, 4 and 5, Block 7, Forest

Park 2nd Addition, Washington

County, Minnesota

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$207,756.34

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:

September 04, 2024 at

10:00 AM

PLACE OF SALE:

County Sheriff's office,

Law Enforcement Center,

15015 62nd Street North,

Stillwater, 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 March 04, 2025, or the next business day if March 04, 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: July 11, 2024

MORTGAGEE: Rocket Mortgage,

LLC f/k/a Quicken Loans, LLC

Wilford, Geske & Cook, P.A.

Attorneys for Mortgagee

7616 Currell Boulevard,

Suite 200

Woodbury, MN 55125

(651) 209-3300

File Number: 054961-F1

NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE SALE

The above referenced sale scheduled for September 4, 2024 at 10:00 AM has been postponed to October 7, 2024 at 10:00 AM in the Washington County Sheriff's office, Law Enforcement Center, 15015 62nd Street North, Stillwater, Minnesota in said County and State.

DATED: September 4, 2024

MORTGAGEE: Rocket Mortgage,

LLC f/k/a Quicken Loans, LLC

Wilford, Geske & Cook, P.A.

Attorneys for Mortgagee

7616 Currell Boulevard, Suite 200

Woodbury, MN 55125

(651) 209-3300

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Published in the

Forest Lake Times

October 10, 2024

1426104