

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 1, 2014

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$155,530.00

MORTGAGOR(S):

Naomi Wolfe, a single woman, and Amanda Wolfe, a single woman

MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as nominee for Pacific Union Financial, LLC

DATE AND PLACE OF FILING:

Recorded on August 20, 2014 as Document Number 2088676.011 in the Office of the County Recorder of Anoka County, Minnesota.

ASSIGNMENTS OF MORTGAGE: Assigned to: Bayview Loan Servicing, LLC by assignment recorded on September 30, 2016 as Document Number 2150241.005 in the Office of the County Recorder of Anoka County, Minnesota; thereafter assigned to Citibank, N.A., as trustee for CMLTI Asset Trust by assignment recorded on June 8, 2023 as Document Number 2392193.001 in the Office of the County Recorder of Anoka County, Minnesota.

LEGAL DESCRIPTION OF PROPERTY:

Lot One (1), Block One, (1), Orrin Thompson's Riverview Terrace 7th Addition, Anoka County, Minnesota.

STREET ADDRESS OF PROPERTY:

2348 106TH AVE NW,
COON RAPIDS, MN 55433

COUNTY IN WHICH PROPERTY IS LOCATED:

Anoka County, Minnesota.

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE:

\$151,644.08

TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc.

NAME OF MORTGAGE ORIGINATOR:

Pacific Union Financial, LLC

RESIDENTIAL SERVICER:

Fay Servicing, LLC

TAX PARCEL IDENTIFICATION NUMBER: 22-31-24-23-0018

TRANSACTION AGENT'S MORTGAGE IDENTIFICATION NUMBER: 100521330000105998

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:

October 22, 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 April 22, 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: August 22, 2024

CITIBANK, N.A., AS TRUSTEE FOR CMLTI ASSET TRUST

Mortgagee

TROTT LAW, P.C.

By: /s/

N. Kibongni Fondungallah, Esq.

Samuel R. Coleman, Esq.

Sung Woo Hong, Esq.

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THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.

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