

NOTICE OF MORTGAGE

FORECLOSURE SALE

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

DATE OF MORTGAGE:

November 20, 2017

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$217,393.00

MORTGAGOR(S):

Danielle Luettinger,
a married person

MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Summit Mortgage Corporation, its successors and assigns

DATE AND PLACE OF RECORDING:

Recorded: November 21, 2017
Chisago County Registrar of Titles

Document Number: T-25848

ASSIGNMENTS OF MORTGAGE:

And assigned to:

Flagstar Bank, FSB

Dated: May 9, 2022

Recorded: May 12, 2022 Chisago County Registrar of Titles

Document Number: T-28799

Transaction Agent: Mortgage Electronic Registration Systems, Inc.

Transaction Agent Mortgage Identification Number:

100061907000609362

Lender/Broker/Mortgage Originator: Summit Mortgage Corporation

Residential Mortgage Servicer:

Nationstar Mortgage LLC

REGISTERED LAND, CERTIFICATE OF TITLE NUMBER: 6032.0

COUNTY IN WHICH PROPERTY IS LOCATED: Chisago

Property Address:

29950 Akerson St,

Lindstrom, MN 55045

Tax Parcel ID Number:

15.00622.18

LEGAL DESCRIPTION OF PROPERTY:

Lot 4, Block 3, Kelly Heights -

Plat 2, Chisago County,

Minnesota

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$196,184.85

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:

October 16, 2024 at 10:00 AM

PLACE OF SALE:

County Sheriff's office,

15230 Per Road,

Center City, 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 April 16, 2025, or the next business day if April 16, 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: August 21, 2024

MORTGAGEE: Flagstar Bank, N.A.

Wilford, Geske & Cook, P.A.

Attorneys for Mortgagee

7616 Currell Boulevard,

Suite 200

Woodbury, MN 55125

(651) 209-3300

File Number: 055151-F1

NOTICE OF

POSTPONEMENT

OF MORTGAGE

FORECLOSURE SALE

The above referenced sale scheduled for October 16, 2024 at 10:00 AM has been postponed to November 15, 2024 at 10:00 AM in the Chisago County Sheriff's office, 15230 Per Road, Center City, Minnesota in said County and State.

DATED: October 4, 2024

MORTGAGEE: Flagstar Bank, N.A.

NOTICE OF

POSTPONEMENT

OF MORTGAGE

FORECLOSURE SALE

The above referenced sale scheduled for November 15, 2024 at 10:00 AM has been postponed to December 18, 2024 at 10:00 AM in the Chisago County Sheriff's office, 15230 Per Road, Center City, Minnesota in said County and State.

DATED: November 1, 2024

MORTGAGEE: Flagstar Bank, N.A.

NOTICE OF

POSTPONEMENT

OF MORTGAGE

FORECLOSURE SALE

The above referenced sale scheduled for January 17, 2025 at 10:00 AM has been postponed to February 19, 2025 at 10:00 AM in the Chisago County Sheriff's office, 15230 Per Road, Center City, Minnesota in said County and State.

DATED: December 31, 2024

MORTGAGEE: Flagstar Bank, N.A.

Wilford, Geske & Cook, P.A.

Attorneys for Mortgagee

7616 Currell Boulevard, Suite 200

Woodbury, MN 55125

(651) 209-3300

File Number: 055151-F1

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