

NOTICE OF MORTGAGE FORECLOSURE SALE

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

DATE OF MORTGAGE:
July 15, 2004
ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$83,410.00
MORTGAGOR(S):
Pamala Roland and
Darryl Rask,
both unmarried persons
MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for USA Funding Corp., its successors and assigns
DATE AND PLACE OF RECORDING:

Recorded: July 22, 2004 Houston County Recorder
Document Number: 233283

ASSIGNMENTS OF MORTGAGE:

And assigned to: The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates Series 2004-RS10
Dated: September 28, 2011
Recorded: October 5, 2011
Houston County Recorder
Document Number: A266984

And corrected by: Corrective Assignment of Mortgage
Recorded: July 23, 2012
Document Number: A270521

And corrected by: Corrective Assignment of Mortgage
Recorded: January 22, 2019
Document Number: A293352

Transaction Agent: Mortgage Electronic Registration Systems, Inc.

Transaction Agent Mortgage Identification Number:
100272404066100440

Lender/Broker/Mortgage Originator: USA Funding Corp.

Residential Mortgage Servicer: PHH Mortgage Corporation

COUNTY IN WHICH PROPERTY IS LOCATED: Houston

Property Address:
322 North 1st St,
Caledonia, MN 55921

Tax Parcel ID Number:
210309000

LEGAL DESCRIPTION OF PROPERTY:

The North 45 feet of Lot 13, and the South 20 feet of Lot 14, all in Block 1, Buell's Addition to the City, formerly Village, of Caledonia, according to the recorded plat thereof on file and of record in the office of the County Recorder, Houston County, Minnesota

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$84,187.09

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:
July 17, 2024 at 10:00 AM

PLACE OF SALE:
County Sheriff's Main office,
Houston County Courthouse,
304 South Marshall Street,
Caledonia, 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 January 17, 2025, or the next business day if January 17, 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: May 22, 2024
MORTGAGEE: The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates Series 2004-RS10
Wilford, Geske & Cook, P.A.
Attorneys for Mortgagee
7616 Currell Boulevard,
Suite 200
Woodbury, MN 55125
(651) 209-3300
File Number: 050580-F1

NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE SALE

The above referenced sale scheduled for July 17, 2024 at 10:00 AM has been postponed to September 4, 2024 at 10:00 AM in the Houston County Sheriff's Main office, Houston County Courthouse, 304 South Marshall Street, Caledonia, Minnesota in said County and State.

DATED: July 16, 2024
MORTGAGEE: The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates Series 2004-RS10
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Attorneys for Mortgagee
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