

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:
March 22, 2021

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$217,541.00

MORTGAGOR(S):
John McGrath, a single man

MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as nominee for Waterstone Mortgage Corporation

DATE AND PLACE OF FILING:
Recorded on May 19, 2021 as Document Number 2319265.001 in the Office of the County Recorder of Anoka County, Minnesota.

ASSIGNMENTS OF MORTGAGE: Assigned to: U.S. Bank National Association by assignment recorded on January 10, 2023 as Document Number 2383630.001 in the Office of the County Recorder of Anoka County, Minnesota.

LEGAL DESCRIPTION OF PROPERTY:
The land referred to herein is situated in the state of Minnesota, Anoka County described as follows:

The West 1/2 of the West 1/2 of Lot 13, Block 3, Woodbury's Addition to the City of Anoka .

STREET ADDRESS OF PROPERTY:
628 JOHNSON ST,
ANOKA, MN 55303

COUNTY IN WHICH PROPERTY IS LOCATED:
Anoka County, Minnesota.

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE:
\$212,646.61

TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc.

NAME OF MORTGAGE ORIGINATOR: Waterstone Mortgage Corporation

RESIDENTIAL SERVICER:
U.S. Bank National Association

TAX PARCEL IDENTIFICATION NUMBER: 06-31-24-24-0050

TRANSACTION AGENT'S MORTGAGE IDENTIFICATION NUMBER: 1003715-0000548249-0

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:
April 09, 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 October 9, 2024.

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: February 09, 2024
U.S. BANK NATIONAL ASSOCIATION
Mortgagee

TROTT LAW, P.C.
By: /s/

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Samuel R. Coleman, Esq.
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(24-0081-FC01)

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.

Published in the
Anoka County UnionHerald
February 16, 23,
March 1, 8, 15, 22, 2024

NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE SALE

NOTICE IS HEREBY GIVEN, that the mortgage foreclosure sale referred to in the foregoing Notice of Mortgage Foreclosure Sale has been postponed to:

DATE AND TIME OF SALE:
June 11, 2024 at 10:00 AM

PLACE OF SALE:
Anoka County Sheriff's Office,
13301 Hanson Boulevard NW,
Andover, MN 55304.

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 December 11, 2024.

Dated: April 09, 2024
U.S. BANK NATIONAL ASSOCIATION
Mortgagee
TROTT LAW, P.C.
By: /s/

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Published in the
Anoka County UnionHerald
April 12, 2024
1387279