

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:

July 14, 2004

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$161,405.00

MORTGAGOR(S):

Daren T. Anderson and

Roberta J. Anderson,

husband and wife

MORTGAGEE: Mortgage Elec-

tronic Registration Systems, Inc.

TRANSACTION AGENT: Mort-

gage Electronic Registration Sys-

tems, Inc.

MIN#: 1000157-0003870987-5

LENDER OR BROKER AND

MORTGAGE ORIGINATOR STATED

ON THE MORTGAGE:

America's Wholesale Lender

SERVICER: NewRez LLC, d/b/a

Shellpoint Mortgage Servicing

DATE AND PLACE OF FILING:

Filed August 17, 2004, Isanti

County Recorder, as Document

Number 338661

ASSIGNMENTS OF MORT-

GAGE: Assigned to: The Bank of

New York Mellon FKA the Bank of

New York as Trustee for the Certifi-

cateholders of CWALT 2004-22CB,

thereafter assigned to The Bank o

New York Mellon FKA The Bank o

New York, as Trustee for the Ben-

efits of the Certificateholders of

the CWALT, Inc. Alternative Loan

Trust 2004-22CB, Mortgage Pass

Through Certificates, Series 2004-

22CB

LEGAL DESCRIPTION OF

PROPERTY:

That part of the Northeast

Quarter of the Southeast

Quarter of Section 33, Township

35, Range 24, Isanti County,

Minnesota, described as

follows:

Beginning at the Southeast

corner of said Northeast Quarter

of the Southeast Quarter; thence

Northerly, along the Easterly sec-

tion line, 1089 feet; thence Wester-

ly at a right angle 400 feet; thence

Southerly, parallel with the East-

erly section line, 1089 feet, more

or less, to the South line of said

Northeast Quarter of the Southeast

Quarter; thence Easterly along the

South line of said Northeast Quar-

ter of the Southeast Quarter to the

point of beginning, according to the

United States Government Survey

thereof and situate in Isanti County,

Minnesota.

PROPERTY ADDRESS:

27928 Verdin Street Northwest,

Isanti, MN 55040

PROPERTY IDENTIFICATION

NUMBER: 02.033.2000

COUNTY IN WHICH PROPERTY

IS LOCATED: Isanti

THE AMOUNT CLAIMED TO BE

DUE ON THE MORTGAGE ON THE

DATE OF THE NOTICE:

\$284,101.72

THAT all pre-foreclosure require-

ments 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 26, 2024, 10:00AM

PLACE OF SALE:

Sheriff's Main Office,

2440 South Main Street,

Cambridge, MN 55008

to pay the debt secured by said

mortgage and taxes, if any, on said

premises and the costs and dis-

bursements, including attorneys

fees allowed by law, subject to re-

demption within 6 Months from the

date of said sale by the mortgag-

or(s) the personal representatives

or assigns.

TIME AND DATE TO VACATE

PROPERTY: If the real estate is

an owner-occupied, single-fam-

ily dwelling, unless otherwise

provided by law, the date on or

before which the mortgagor(s)

must vacate the property, if the

mortgage is not reinstated under

section 580.30 or the property

is not redeemed under section

580.23, is 11:59 p.m. on March

26, 2025, or the next business day

if March 26, 2025 falls on a Satur-

day, Sunday or legal holiday.

Dated: July 30, 2024

THE BANK OF NEW YORK

MELLON FKA THE BANK OF

NEW YORK AS TRUSTEE FOR

THE BENEFIT OF THE CERTIFI-

CATE HOLDERS OF THE CWALT,

INC., ALTERNATIVE LOAN TRUST

2004-22CB, MORTGAGE PASS

THROUGH CERTIFICATES, SE-

RIES 2004-22CB

Assignee of Mortgagee

LOGS Legal Group LLP

Tracy J. Halliday - 034610X

LOGS Legal Group LLP

Attorneys for Mortgagee

1715 Yankee Doodle Road,

Suite 210

Eagan, MN 55121

(952) 831-4060

THIS IS A COMMUNICATION

FROM A DEBT COLLECTOR

Published in the

County News Review

August 8, 15, 22, 29,

September 5, 12, 2024

NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE SALE

The above referenced sale scheduled for September 26, 2024, at 10:00 AM, has been postponed to October 31, 2024, at 10:00 AM, and will be held at sheriffs main address 2440 South Main Street, Cambridge, MN 55008.

Unless the mortgage is reinstated under Minnesota Statute 580.30 or the property is redeemed under Minnesota Statute 580.23 the property must be vacated by **April 30, 2025**. If this date falls on a Saturday, Sunday or legal holiday, the date to vacate will be the next business day at 11:59 p.m.

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.

Dated: September 30, 2024

THE BANK OF NEW YORK

MELLON FKA THE BANK OF

NEW YORK AS TRUSTEE FOR

THE BENEFIT OF THE

CERTIFICATE HOLDERS OF THE

CWALT, INC., ALTERNATIVE LOAN TRUST

2004-22CB, MORTGAGE PASS

THROUGH CERTIFICATES, SERIES 2004-22CB

Assignee of Mortgagee

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Tracy J. Halliday - 034610X

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24-117737

Published in the

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October 10, 2024

NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE SALE

The above referenced sale scheduled for October 31, 2024, at 10:00 AM, has been postponed to December 3, 2024, at 10:00 AM, and will be held at sheriffs main address 2440 South Main Street, Cambridge, MN 55008.

Unless the mortgage is reinstated under Minnesota Statute 580.30 or the property is redeemed under Minnesota Statute 580.23 the property must be vacated by **June 3, 2025**. If this date falls on a Saturday, Sunday or legal holiday, the date to vacate will be the next business day at 11:59 p.m.

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.

Dated: November 4, 2024

THE BANK OF NEW YORK MEL-

LON FKA THE BANK OF NEW

YORK AS TRUSTEE FOR THE

BENEFIT OF THE CERTIFICATE

HOLDERS OF THE CWALT, INC.,

ALTERNATIVE LOAN TRUST

2004-22CB, MORTGAGE PASS

THROUGH CERTIFICATES, SE-

RIES 2004-22CB

Assignee of Mortgagee

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Tracy J. Halliday - 034610X

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