

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:

February 24, 2022

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$119,906.00

MORTGAGOR(S):

Joshua Lokken, a single man and Karina Flaherty-Cervantes, a single woman

MORTGAGEE: Mortgage Electronic Registration Systems, Inc.

TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc.

MIN#: 100376303033909021

LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON THE MORTGAGE: Broker Solutions, Inc. dba New American Funding

SERVICER:

New American Funding, LLC

DATE AND PLACE OF FILING:

Filed March 3, 2022, Washington County Recorder, as Document Number 4361692

ASSIGNMENTS OF MORTGAGE: Assigned to:

New American Funding, LLC

LEGAL DESCRIPTION OF PROPERTY:

Lot 2, Block 2, Houle's Second Addition to Forest Lake,

Washington County, Minnesota

PROPERTY ADDRESS:

512 West Broadway Avenue,

Forest Lake, MN 55025

PROPERTY IDENTIFICATION NUMBER:

08.032.21.24.0013

COUNTY IN WHICH PROPERTY IS LOCATED: Washington

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

\$119,289.91

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:

December 17, 2024, 10:00AM

PLACE OF SALE:

Sheriff's Main Office,

Law Enforcement Center,

15015 62nd Street N,

Stillwater, MN 55082

to pay the debt secured by said mortgage and taxes, if any, on said premises and the costs and disbursements, including attorneys fees allowed by law, subject to redemption within 6 Months from the date of said sale by the mortgagor(s) the personal representatives or assigns.

TIME AND DATE TO VACATE PROPERTY: If the real estate is an owner-occupied, single-family 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 June 17, 2025, or the next business day if June 17, 2025 falls on a Saturday, Sunday or legal holiday.

"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 5 UNITS, ARE NOT PROPERTY USED FOR AGRICULTURAL PRODUCTION, AND ARE ABANDONED.

Dated: October 17, 2024
New American Funding, LLC
Assignee of Mortgagee
LOGS Legal Group LLP
Tracy J. Halliday - 034610X
LOGS Legal Group LLP
Attorneys for Mortgagee
1715 Yankee Doodle Road,
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THIS IS A COMMUNICATION FROM A DEBT COLLECTOR

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NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE SALE

The above referenced sale scheduled for December 17, 2024, at 10:00 AM, has been postponed to February 4, 2025, at 10:00 AM, and will be held at sheriffs main address Law Enforcement Center, 15015 62nd Street N, Stillwater, MN 55082.

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 August 4, 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: December 12, 2024

New American Funding, LLC FKA Broker Solutions, Inc., DBA New American Funding Assignee of Mortgagee
LOGS Legal Group LLP
Tracy J. Halliday - 034610X
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