

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 22, 2021

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$333,841.00

MORTGAGOR(S):

Charles Jungwirth, single man

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

DATE AND PLACE OF RECORDING:

Recorded: July 27, 2021, Anoka County Recorder

Document Number:

2329177.002

ASSIGNMENTS OF MORTGAGE:

And assigned to:

CrossCountry Mortgage, LLC

Dated: July 29, 2022

Recorded: August 5, 2022, Anoka County Recorder

Document Number:

2372525.001

Transaction Agent: Mortgage Electronic Registration Systems, Inc.

Transaction Agent Mortgage

Identification Number:

1007191-0001226479-0

Lender/Broker/Mortgage Originator:

CrossCountry Mortgage, LLC

Residential Mortgage Servicer:

NationstarMortgage LLC

COUNTY IN WHICH PROPERTY IS LOCATED: Anoka

Property Address:

7244 Main St,

Centerville, MN 55038

Tax Parcel ID Number:

15-31-22-44-0005

LEGAL DESCRIPTION OF PROPERTY: Parcel 1:

That part of Lot Nine (9), Auditor's Subdivision Number 46 Revised, according to the map or plat thereof on file and of record in the office of the Register of Deeds in and for Anoka County, Minnesota that is described as follows:

Commencing at the point of intersection of the North line of the public road known as the Centerville extension of Main Street with the East line of the said Lot 9, and proceeding thence West along the said North line for a distance of one hundred thirty-four (134) feet and proceeding thence North and parallel to the said East line for a distance of one hundred sixty-two and one half (162 1/2) feet; and proceeding thence East and at right angles to this last course to the East line of said Lot 9; and proceeding thence South on said East line to the point of commencement, except Parcel 38, Anoka County Highway Right-of-Way Plat No. 67.

AND

Parcel 2:

That part of Lot 9, Auditor's Subdivision Number 46 Revised, according to the map or plat thereof on file and of record in the office of the Register of Deeds in and for Anoka County Minnesota, that is described as follows:

Commencing at the point of intersection of the North line of the public road, known as the Centerville Extension of Main Street, with the East line of the said Lot 9 and proceeding thence Westerly along the said North line for a distance of 134 feet to the actual point of beginning of the tract of land to be described herein and proceeding thence North and parallel to the said East line of Lot 9, for a distance of 162 1/2 feet; thence Southerly in a direct line 154.5 feet more or less to a point on the North line of the aforementioned public road which point is distant Westerly 26 feet as measured along the said Northerly line of said road from the point of beginning thence along the Northerly line of said road to the point of commencement, except Parcel 38, Anoka County Highway Right-of-Way No. 67.

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$337,971.71

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; that this is registered property;

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 10, 2023, at 10:00 AM

PLACE OF SALE:

County Sheriff's office,

13301 Hanson Boulevard NW,

Andover, 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 10, 2024, or the next business day if April 10, 2024, 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 18, 2023

MORTGAGEE:

CrossCountry Mortgage, LLC

Wilford, Geske & Cook, P.A.

Attorneys for Mortgagee

7616 Currell Boulevard,

Suite 200

Woodbury, MN 55125

(651) 209-3300

File Number: 051360-F2

NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE SALE

The above referenced sale scheduled for October 10, 2023 at 10:00 AM has been postponed to December 12, 2023 at 10:00 AM in the Anoka County Sheriff's office, 13301 Hanson Boulevard NW, Andover, Minnesota in said County and State.

DATED: October 9, 2023

MORTGAGEE:

CrossCountry Mortgage, LLC

Wilford, Geske & Cook, P.A.

Attorneys for Mortgagee

7616 Currell Boulevard,

Suite 200

Woodbury, MN 55125

(651) 209-3300

File Number: 051360-F2

NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE SALE

The above referenced sale scheduled for December 12, 2023 at 10:00 AM has been postponed to January 11, 2024 at 10:00 AM in the Anoka County Sheriff's office, 13301 Hanson Boulevard NW, Andover, Minnesota in said County and State.

DATED: November 28, 2023

MORTGAGEE:

CrossCountry Mortgage, LLC

Wilford, Geske & Cook, P.A.

Attorneys for Mortgagee

7616 Currell Boulevard,

Suite 200

Woodbury, MN 55125

(651) 209-3300

File Number: 051360-F2

NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE SALE

The above referenced sale scheduled for January 11, 2024 at 10:00 AM has been postponed to February 13, 2024 at 10:00 AM in the Anoka County Sheriff's office, 13301 Hanson Boulevard NW, Andover, Minnesota in said County and State.

DATED: January 10, 2024

MORTGAGEE:

CrossCountry Mortgage, LLC

Wilford, Geske & Cook, P.A.

Attorneys for Mortgagee

7616 Currell Boulevard,

Suite 200

Woodbury, MN 55125

(651) 209-3300

File Number: 051360-F2

NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE SALE

The above referenced sale scheduled for February 13, 2024 at 10:00 AM has been postponed to March 14, 2024 at 10:00 AM in the Anoka County Sheriff's office, 13301 Hanson Boulevard NW, Andover, Minnesota in said County and State.

DATED: January 18, 2024

MORTGAGEE:

CrossCountry Mortgage, LLC

Wilford, Geske & Cook, P.A.

Attorneys for Mortgagee

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Woodbury, MN 55125

(651) 209-3300

File Number: 051360-F2

NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE SALE

The above referenced sale scheduled for March 14, 2024 at 10:00 AM has been postponed to April 16, 2024 at 10:00 AM in the Anoka County Sheriff's office, 13301 Hanson Boulevard NW, Andover, Minnesota in said County and State.

DATED: March 11, 2024

MORTGAGEE:

CrossCountry Mortgage, LLC

Wilford, Geske & Cook, P.A.

Attorneys for Mortgagee

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Suite 200

Woodbury, MN 55125

(651) 209-3300

File Number: 051360-F2

NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE SALE

The above referenced sale scheduled for April 16, 2024 at 10:00 AM has been postponed to May 16, 2024 at 10:00 AM in the Anoka County Sheriff's office, 13301 Hanson Boulevard NW, Andover, Minnesota in said County and State.

DATED: April 12, 2024

MORTGAGEE:

CrossCountry Mortgage, LLC

Wilford, Geske & Cook, P.A.

Attorneys for Mortgagee

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Suite 200

Woodbury, MN 55125

(651) 209-3300

File Number: 051360-F2

NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE SALE

The above referenced sale scheduled for May 16, 2024 at 10:00 AM has been postponed to June 17, 2024 at 10:00 AM in the Anoka County Sheriff's office, 13301 Hanson Boulevard NW, Andover, Minnesota in said County and State.

DATED: April 19, 2024

MORTGAGEE:

CrossCountry Mortgage, LLC

Wilford, Geske & Cook, P.A.

Attorneys for Mortgagee

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Suite 200

Woodbury, MN 55125

(651) 209-3300

File Number: 051360-F2

NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE SALE

The above referenced sale scheduled for June 17, 2024 at 10:00 AM has been postponed to July 18, 2024 at 10:00 AM in the Anoka County Sheriff's office, 13301 Hanson Boulevard NW, Andover, Minnesota in said County and State.

DATED: April 19, 2024

MORTGAGEE:

CrossCountry Mortgage, LLC

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File Number: 051360-F2

NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE SALE

The above referenced sale scheduled for July 18, 2024 at 10:00 AM has been postponed to August 19, 2024 at 10:00 AM in the Anoka County Sheriff's office, 13301 Hanson Boulevard NW, Andover, Minnesota in said County and State.

DATED: April 19, 2024

MORTGAGEE:

CrossCountry Mortgage, LLC

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File Number: 051360-F2

NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE SALE

The above referenced sale scheduled for August 19, 2024 at 10:00 AM has been postponed to September 19, 2024 at 10:00 AM in the Anoka County Sheriff's office, 13301 Hanson Boulevard NW, Andover, Minnesota in said County and State.

DATED: April 19, 2024

MORTGAGEE:

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NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE SALE

The above referenced sale scheduled for September 19, 2024 at 10:00 AM has been postponed to October 19, 2024 at 10:00 AM in the Anoka County Sheriff's office, 13301 Hanson Boulevard NW, Andover, Minnesota in said County and State.

DATED: April 19, 2024

MORTGAGEE:

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DATED: April 19, 2024

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DATED: April 19, 2024

MORTGAGEE:

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DATED: April 19, 2024

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DATED: April 19, 2024

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Attorneys for