

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:

Mortgagor: James D Anderson, a single person

Mortgagee: Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for American Advisors Group, its successors and assigns

Dated: April 11, 2012
Recorded: May 8, 2012
Aitkin County Recorder Document No. 411237

Assigned To: Nationstar Mortgage LLC D/B/A Champion Mortgage Company

Dated: November 6, 2012
Recorded: December 5, 2012
Aitkin County Recorder Document No. 414874

Assigned To: Mortgage Assets Management, LLC

Dated: January 28, 2022
Recorded: February 9, 2022
Aitkin County Recorder Document No. A469549

Transaction Agent: Mortgage Electronic Registration Systems, Inc.

Transaction Agent Mortgage Identification Number: 1009400-0005003332-4

Lender or Broker: American Advisors Group

Residential Mortgage Servicer: PHH Mortgage Corporation

Mortgage Originator: American Advisors Group

LEGAL DESCRIPTION OF PROPERTY: That part of Northwest Quarter of the Southeast Quarter of Section 5, Township 46, Range 27, described as follows:

Tract C: Commencing at the Northeast corner of said Southeast Quarter; thence North 89 degrees 20 minutes 22 seconds West, on an assigned bearing along the North line of said Southeast Quarter, a distance of 1873.59 feet, to the actual point of beginning of the tract of land to be described; thence continuing North 89 degrees 20 minutes 22 seconds West, a distance of 393.35 feet; thence South 10 degrees 27 minutes 37 seconds East, a distance of 208.80 feet; thence South 01 degrees 04 minutes 51 seconds East, a distance of 183.03 feet; thence South 35 degrees 55 minutes 43 seconds East, a distance of 380.21 feet; thence South 28 degrees 54 minutes 27 seconds East, a distance of 134 feet, more or less, to the shoreline of Taylor Lakes; thence Easterly, along said shoreline, to its intersection with a line bearing South 09 degrees 51 minutes 38 seconds East, from the actual point of beginning; thence North 09 degrees 51 minutes 38 seconds West, a distance of 844 feet, more or less, to the actual point of beginning.

Tract B: That part of Northwest Quarter of the Southeast Quarter of Section 5, Township 46, Range 27, described as follows: Commencing at the Northeast corner of said Southeast Quarter; thence North 89 degrees 20 minutes 22 seconds West, on an assigned bearing along the North line of said Southeast Quarter, a distance of 2416.94 feet; thence South 00 degrees 39 minutes 38 seconds West, along the Easterly line of a tract of land as described in Document No. 273002, a distance of 328.46 feet; thence Southwesterly, along the centerline of 334th Lane, a distance of 70.34 feet, along a non-tangential curve, concave to the Southeast, having a radius of 225.60 feet and a central angle of 17 degrees 52 minutes 23 seconds, said point being hereby designated and hereafter referred to as POINT A; thence South 44 degrees 09 minutes 02 seconds East, not tangent to last described curve, a distance of 246.23 feet; thence South 19 degrees 56 minutes 42 seconds East, a distance of 77.03 feet, to the actual point of beginning of the tract of land to be described; thence North 19 degrees 56 minutes 42 seconds West, a distance of 77.03 feet; thence North 44 degrees 09 minutes 02 seconds West, a distance of 246.23 feet, to said POINT A; thence Northeasterly, a distance of 70.34 feet, along said non-tangential curve, concave to the Southeast, having a radius of 225.50 feet and a central angle of 17 degrees 52 minutes 23 seconds; thence North 00 degrees 39 minutes 38 seconds East, along said East line of Document No. 273002, a distance of 328.46 feet; thence South 89 degrees 20 minutes 22 seconds East, along said Northerly line of the Southeast Quarter, a distance of 150.00 feet; thence South 10 degrees 27 minutes 37 seconds East, a distance of 208.80 feet; thence South 01 degrees 04 minutes 51 seconds East, a distance of 183.03 feet; thence South 35 degrees 55 minutes 43 seconds East, a distance of 380.21 feet; thence South 28 degrees 54 minutes 27 seconds East, a distance of 134 feet, more or less, to the shoreline of Taylor Lake; thence Westerly, along said shoreline to its intersection with a line bearing South 01 degrees 06 minutes 53 seconds East, from the actual point of beginning; thence North 01 degrees 06 minutes 53 seconds West a distance of 207 feet, more or less, to the actual point of beginning. Less and Except: All that property as reflected in a Deed recorded at August 12, 2011 at Instrument Number 406988.

This is Abstract Property.

TAX PARCEL NO.: 07-0-010504; 07-0-010508

ADDRESS OF PROPERTY: 44408 334th Lane Aitkin, MN 56431

COUNTY IN WHICH PROPERTY IS LOCATED: Aitkin

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$330,000.00

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$223,634.08

That prior to the commencement of this mortgage foreclosure proceeding Mortgagee/Assignee of Mortgage complied with all notice requirements as required by statute; 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: June 30, 2022, 10:00 AM

PLACE OF SALE: Sheriff's Office, Courthouse Annex, 217 NW 2nd St., Atkin, MN

to pay the debt then 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 1 Year from the date of said sale by the mortgagor(s), their personal representatives or assigns.

DATE TO VACATE PROPERTY: The date on or before which the mortgagor must vacate the property if the mortgage is not reinstated under Minnesota Statutes section 580.30 or the property redeemed under Minnesota Statutes section 580.23 is June 30, 2023 at 11:59 p.m. If the foregoing date is a Saturday, Sunday or legal holiday, then the date to vacate is the next business day at 11:59 p.m.

MORTGAGOR(S) RELEASED FROM FINANCIAL OBLIGATION ON MORTGAGE: NONE

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: April 28, 2022

Mortgage Assets Management, LLC, Assignee of Mortgagee

By: HALLIDAY, WATKINS & MANN, P.C.

Attorneys for: Mortgage Assets Management, LLC, Assignee of Mortgagee 101 Fifth Street East, Suite 2626 St. Paul, MN 55101 801-355-2886 651-228-1753 (fax)

THIS COMMUNICATION IS FROM A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

MN11078

Published in the Aitkin Independent Age May 11, 18, 25, June 1, 8, 15, 2022

NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE SALE

NOTICE IS HEREBY GIVEN, that the above Mortgage Foreclosure Sale is hereby postponed to August 4, 2022, at 10:00 AM, Sheriffs Office, Courthouse Annex, 217 NW 2nd St., Atkin, MN in said County and State.

Dated: June 30, 2022

By: Halliday, Watkins & Mann, P.C.

Attorneys for: Mortgage Assets Management, LLC, Assignee of Mortgagee 101 Fifth Street East, Suite 2626 St. Paul, MN 55101 801-355-2886

Published in the Aitkin Independent Age July 27, 2022

NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE SALE

NOTICE IS HEREBY GIVEN, that the above Mortgage Foreclosure Sale is hereby postponed to October 6, 2022, at 10:00 AM, Sheriffs Office, Courthouse Annex, 217 NW 2nd St., Atkin, MN in said County and State.

Dated: August 9, 2022

By: Halliday, Watkins & Mann, P.C.

Attorneys for: Mortgage Assets Management, LLC, Assignee of Mortgagee 101 Fifth Street East, Suite 2626 St. Paul, MN 55101 801-355-2886

MN11078

Published in the Aitkin Independent Age August 24, 2022

NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE SALE

NOTICE IS HEREBY GIVEN, that the above Mortgage Foreclosure Sale is hereby postponed to November 10, 2022, at 10:00 AM, Sheriffs Office, Courthouse Annex, 217 NW 2nd St., Atkin, MN in said County and State.

Dated: October 10, 2022

By: Halliday, Watkins & Mann, P.C.

Attorneys for: Mortgage Assets Management, LLC, Assignee of Mortgagee 101 Fifth Street East, Suite 2626 St. Paul, MN 55101 801-355-2886

MN11078

Published in the Aitkin Independent Age October 19, 2022

NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE SALE

NOTICE IS HEREBY GIVEN, that the above Mortgage Foreclosure Sale is hereby postponed to December 15, 2022, at 10:00 AM, Sheriffs Office, Courthouse Annex, 217 NW 2nd St., Atkin, MN in said County and State.

Dated: November 10, 2022

By: Halliday, Watkins & Mann, P.C.

Attorneys for: Mortgage Assets Management, LLC, Assignee of Mortgagee 1333 Northland Drive, Suite 205 Mendota Heights, MN 55120 801-355-2886

MN11078.

Published in the Aitkin Independent Age November 16, 2022

NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE SALE

NOTICE IS HEREBY GIVEN, that the above Mortgage Foreclosure Sale is hereby postponed to January 19, 2023, at 10:00 AM, Sheriffs Office, Courthouse Annex, 217 NW 2nd St., Atkin, MN in said County and State.

Dated: December 14, 2022

By: Halliday, Watkins & Mann, P.C.

Attorneys for: Mortgage Assets Management, LLC, Assignee of Mortgagee 1333 Northland Drive, Suite 205 Mendota Heights, MN 55120 801-355-2886

MN11078

Published in the Aitkin Independent Age December 21, 2022

NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE SALE

NOTICE IS HEREBY GIVEN, that the above Mortgage Foreclosure Sale is hereby postponed to February 23, 2023, at 10:00 AM, Sheriffs Office, Courthouse Annex, 217 NW 2nd St., Atkin, MN in said County and State.

Dated: January 18, 2023

By: Halliday, Watkins & Mann, P.C.

Attorneys for: Mortgage Assets Management, LLC, Assignee of Mortgagee 1333 Northland Drive, Suite 205 Mendota Heights, MN 55120 801-355-2886

MN11078.

Published in the Aitkin Independent Age January 25, 2023

NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE SALE

NOTICE IS HEREBY GIVEN, that the above Mortgage Foreclosure Sale is hereby postponed to April 27, 2023, at 10:00 AM, Sheriffs Office, Courthouse Annex, 217 NW 2nd St., Atkin, MN in said County and State.

Dated: February 27, 2023

By: Halliday, Watkins & Mann, P.C.

Attorneys for: Mortgage Assets Management, LLC, Assignee of Mortgagee 1333 Northland Drive, Suite 205 Mendota Heights, MN 55120 801-355-2886

MN11078.

Published in the Aitkin Independent Age March 8, 2023

NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE SALE

NOTICE IS HEREBY GIVEN, that the above Mortgage Foreclosure Sale is hereby postponed to June 29, 2023, at 10:00 AM, Sheriffs Office, Courthouse Annex, 217 NW 2nd St., Atkin, MN in said County and State.

Dated: April 24, 2023

By: Halliday, Watkins & Mann, P.C.

Attorneys for: Mortgage Assets Management, LLC, Assignee of Mortgagee 1333 Northland Drive, Suite 205 Mendota Heights, MN 55120 801-355-2886

MN11078.

Published in the Aitkin Independent Age May 3, 2023

NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE SALE

NOTICE IS HEREBY GIVEN, that the above Mortgage Foreclosure Sale is hereby postponed to August 31, 2023, at 10:00 AM, Sheriffs Office, Courthouse Annex, 217 NW 2nd St., Atkin, MN in said County and State.

Dated: June 26, 2023

By: Halliday, Watkins & Mann, P.C.

Attorneys for: Mortgage Assets Management, LLC, Assignee of Mortgagee 1333 Northland Drive, Suite 205 Mendota Heights, MN 55120 801-355-2886

MN11078.

Published in the Aitkin Independent Age July 5, 2023

NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE SALE

NOTICE IS HEREBY GIVEN, that the above Mortgage Foreclosure Sale is hereby postponed to November 2, 2023, at 10:00 AM, Sheriffs Office, Courthouse Annex, 217 NW 2nd St., Atkin, MN in said County and State.

Dated: August 28, 2023

By: Halliday, Watkins & Mann, P.C.

Attorneys for: Mortgage Assets Management, LLC, Assignee of Mortgagee 1333 Northland Drive, Suite 205 Mendota Heights, MN 55120 801-355-2886

MN11078.

Published in the Aitkin Independent Age September 6, 2023

NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE SALE

NOTICE IS HEREBY GIVEN, that the above Mortgage Foreclosure Sale is hereby postponed to June 29, 2023, at 10:00 AM, Sheriffs Office, Courthouse Annex, 217 NW 2nd St., Atkin, MN in said County and State.

Dated: April 24, 2023

By: Halliday, Watkins & Mann, P.C.

Attorneys for: Mortgage Assets Management, LLC, Assignee of Mortgagee 1333 Northland Drive, Suite 205 Mendota Heights, MN 55120 801-355-2886

MN11078.

Published in the Aitkin Independent Age May 3, 2023

NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE SALE

NOTICE IS HEREBY GIVEN, that the above Mortgage Foreclosure Sale is hereby postponed to August 31, 2023, at 10:00 AM, Sheriffs Office, Courthouse Annex, 217 NW 2nd St., Atkin, MN in said County and State.

Dated: June 26, 2023

By: Halliday, Watkins & Mann, P.C.

Attorneys for: Mortgage Assets Management, LLC, Assignee of Mortgagee 1333 Northland Drive, Suite 205 Mendota Heights, MN 55120 801-355-2886

MN11078.

Published in the Aitkin Independent Age July 5, 2023