

NOTICE OF MORTGAGE FORECLOSURE SALE

15-102425

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: October 30, 2007

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$359,000.00

MORTGAGOR(S): John R. Pratt and Allison J. Pratt, Husband and Wife

MORTGAGEE: Mortgages Unlimited, Inc.

LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON THE MORTGAGE:

Mortgages Unlimited, Inc.

SERVICER: CitiMortgage, Inc.

DATE AND PLACE OF FILING: Filed December 5, 2007, Washington County Recorder, as Document Number 3672319

ASSIGNMENTS OF MORTGAGE: Assigned to: CitiMortgage, Inc.

LEGAL DESCRIPTION OF PROPERTY:

Lot 2, Block 14 Stonemill Farms 2nd Addition

PROPERTY ADDRESS: 11374 Balsam Way, Woodbury, MN 55129

PROPERTY IDENTIFICATION NUMBER: 13.028.21.24.0036

COUNTY IN WHICH PROPERTY IS LOCATED: Washington

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

\$369,746.74

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: March 17, 2016, 10:00 am

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 September 17, 2016, or the next business day if September 17, 2016 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: January 25, 2016

CitiMortgage, Inc.

Assignee of Mortgagee

SHAPIRO & ZIELKE, LLP

BY /s/

Lawrence P. Zielke - 152559

Diane F. Mach - 273788

Melissa L. B. Porter - 0337778

Randolph W. Dawdy - 2160X

Gary J. Evers - 0134764

Tracy J. Halliday - 034610X

Attorneys for Mortgagee

12550 West Frontage Road,

Ste. 200

Burnsville, MN 55337

(952) 831-4060

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR

Published in the

Forest Lake Times

January 28, February 4, 11, 18, 25,

March 3, 2016

NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE SALE

The above referenced sale scheduled for March 17, 2016, at 10:00 am, has been postponed to April 14, 2016, at 10:00 am, and will be held at Law Enforcement Center, 15015 62nd Street N, Stillwater, MN 55082, said County and State.

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 October 14, 2016. 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: March 14, 2016.

CitiMortgage, Inc.

Assignee of Mortgagee

SHAPIRO & ZIELKE, LLP

Lawrence P. Zielke - 152559

Diane F. Mach - 273788

Melissa L. B. Porter - 0337778

Randolph W. Dawdy - 2160X

Gary J. Evers - 0134764

Tracy J. Halliday - 034610X

12550 West Frontage Road,

Ste. 200

Burnsville, MN 55337

(952) 831-4060

15-102425

Attorney for Assignee of Mortgagee

Published in the

Forest Lake Times

March 24, 2016

NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE SALE

The above referenced sale scheduled for April 14, 2016, at 10:00 AM, has been postponed to May 17, 2016, at 10:00 AM, and will be held at Law Enforcement Center, 15015 62nd Street N, Stillwater, MN 55082, said County and State.

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 November 17, 2016. 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: April 15, 2016.

CitiMortgage, Inc.

Assignee of Mortgagee

SHAPIRO & ZIELKE, LLP

Lawrence P. Zielke - 152559

Diane F. Mach - 273788

Melissa L. B. Porter - 0337778

Randolph W. Dawdy - 2160X

Gary J. Evers - 0134764

Tracy J. Halliday - 034610X

12550 West Frontage Road,

Suite 200

Burnsville, MN 55337

(952) 831-4060

15-102425

Attorney for Assignee of Mortgagee

Published in the

Forest Lake Times

April 21, 2016

NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE SALE

The above referenced sale scheduled for May 17, 2016, at 10:00 AM, has been postponed to June 17, 2016, at 10:00 AM, and will be held at Law Enforcement Center, 15015 62nd Street N, Stillwater, MN 55082, said County and State.

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 December 17, 2016. 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: May 17, 2016.

CitiMortgage, Inc.

Assignee of Mortgagee

SHAPIRO & ZIELKE, LLP

Lawrence P. Zielke - 152559

Diane F. Mach - 273788

Melissa L. B. Porter - 0337778

Randolph W. Dawdy - 2160X

Gary J. Evers - 0134764

Tracy J. Halliday - 034610X

12550 West Frontage Road,

Suite 200

Burnsville, MN 55337

(952) 831-4060

15-102425

Attorney for Assignee of Mortgagee

Published in the

Forest Lake Times

May 26, 2016

551256

NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE SALE

The above referenced sale scheduled for April 23, 2018, at 10:00 AM, has been postponed to June 7, 2018, 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 December 7, 2018. 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: April 16, 2018.

CitiMortgage, Inc.

Assignee of Mortgagee

SHAPIRO & ZIELKE, LLP

Lawrence P. Zielke - 152559

Melissa L. B. Porter - 0337778

Randolph W. Dawdy - 2160X

Gary J. Evers - 0134764

Tracy J. Halliday - 034610X

12550 West Frontage Road,

Suite 200

Burnsville, MN 55337

(952) 831-4060

15-102425

Attorney for Assignee of Mortgagee

Published in the

Forest Lake Times

April 19, 2018

805726