

**NOTICE OF MORTGAGE
FORECLOSURE SALE**

17-107368

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: April 1, 2004

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$63,000.00

MORTGAGOR(S): Steve C. Herzig, a single person and Holly R. Wiertzema, a single person

MORTGAGEE: Countrywide Home Loans of Minnesota Inc.

LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON THE MORTGAGE: Countrywide Home Loans of Minnesota Inc.

SERVICER: Real-Time Resolutions, Inc.

DATE AND PLACE OF FILING: Filed May 17, 2004, Washington County Recorder, as Document Number 3441093

ASSIGNMENTS OF MORTGAGE: Assigned to: Mortgage Electronic Registration Systems, Inc.; thereafter assigned to RRA CP Opportunity Trust 1; thereafter assigned to Yakte Properties, LLC.

LEGAL DESCRIPTION OF PROPERTY:

Lot 10, Block 1, Copper Oaks

PROPERTY ADDRESS: 3181 Copper Oaks Place, Woodbury, MN 55125

PROPERTY IDENTIFICATION NUMBER: 20.028.21.12.0016

COUNTY IN WHICH PROPERTY IS LOCATED: Washington

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: \$98,426.35

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: November 13, 2017, 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 May 13, 2018, or the next business day if May 13, 2018 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: September 15, 2017

Yakte Properties, LLC

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

Shapiro & Zielke, LLP

12550 West Frontage Road,

Suite 200

Burnsville, MN 55337

(952) 831-4060

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR

Published in the

Forest Lake Times

September 21, 28,

October 5, 12, 19, 26, 2017

NOTICE OF

POSTPONEMENT

OF MORTGAGE

FORECLOSURE SALE

The above referenced sale scheduled for November 13, 2017, at 10:00 a.m., has been postponed to February 12, 2018, at 10:00 a.m., 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 12, 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: November 10, 2017.

Yakte Properties, LLC

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

17-107368

Attorney for Assignee of Mortgagee

Published in the

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November 16, 2017

NOTICE OF

POSTPONEMENT

OF MORTGAGE

FORECLOSURE SALE

The above referenced sale scheduled for February 12, 2018, at 10:00 am, has been postponed to May 14, 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 November 14, 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: February 5, 2018.

Yakte Properties, LLC

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

17-107368

Attorney for Assignee of Mortgagee

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Forest Lake Times

February 8, 2018

NOTICE OF

POSTPONEMENT

OF MORTGAGE

FORECLOSURE SALE

The above referenced sale scheduled for May 14, 2018, at 10:00 AM, has been postponed to June 4, 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 4, 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: May 14, 2018.

Yakte Properties, LLC

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

17-107368

Attorney for Assignee of Mortgagee

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