

NOTICE OF MORTGAGE FORECLOSURE SALE

16-102817

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 con-
ditions of the following described
mortgage:

DATE OF MORTGAGE:

July 6, 2015

**ORIGINAL PRINCIPAL AMOUNT
OF MORTGAGE:** \$304,385.00

MORTGAGOR(S):

George Payne, a married person

MORTGAGEE: Mortgage Elec-
tronic Registration Systems, Inc.

TRANSACTION AGENT:

Mortgage Electronic Registration
Systems, Inc.

MIN#: 100072400001483760

**LENDER OR BROKER AND
MORTGAGE ORIGINATOR STAT-
ED ON THE MORTGAGE:** CMG
Mortgage, Inc. dba CMG Financial,
#1820

SERVICER: Cenlar FSB

DATE AND PLACE OF FILING:
Filed July 10, 2015, Washington
County Recorder, as Document
Number 4033135

**ASSIGNMENTS OF MORT-
GAGE:** Assigned to: Pingora Loan
Servicing, LLC

**LEGAL DESCRIPTION OF
PROPERTY:** Lot 11, Block 2, Pine
Meadow 4th Addition

PROPERTY ADDRESS:

8391 Jorgensen Ave S,

Cottage Grove, MN 55016

**PROPERTY IDENTIFICATION
NUMBER:** 15.027.21.14.0022

**COUNTY IN WHICH PROPERTY
IS LOCATED:** Washington

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

\$298,117.81

THAT all pre-foreclosure require-
ments 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:

May 10, 2018, 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 dis-
bursements, including attorneys
fees allowed by law, subject to re-
demption 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 November 10, 2018, or the next
business day if November 10, 2018
falls on a Saturday, Sunday or legal
holiday.

**THE TIME ALLOWED BY
LAW FOR REDEMPTION BY THE
MORTGAGOR, THE MORTGAG-
OR'S PERSONAL REPRESEN-
TATIVES 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 RESI-
DENTIAL DWELLING OF LESS
THAN 5 UNITS, ARE NOT PROP-
ERTY USED FOR AGRICULTURAL
PRODUCTION, AND ARE ABAN-
DONED.**

Dated: March 15, 2018
Pingora Loan Servicing, LLC
Assignee of Mortgagee
SHAPIRO & ZIELKE, LLP
BY /s/
Lawrence P. Zielke - 152559
Melissa L. B. Porter - 0337778
Randolph W. Dawdy - 21600X
Gary J. Evers - 0134764
Tracy J. Halliday - 034610X
12550 West Frontage Road,
Suite 200
Burnsville, MN 55337
(952)831-4060

THIS IS A COMMUNICATION
FROM A DEBT COLLECTOR.

Dated: April 23, 2018
Pingora Loan Servicing, LLC
Assignee of Mortgagee
SHAPIRO & ZIELKE, LLP
Lawrence P. Zielke - 152559
Melissa L. B. Porter - 0337778
Randolph W. Dawdy - 21600X
Gary J. Evers - 0134764
Tracy J. Halliday - 034610X
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Suite 200
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(952)831-4060
16-102817
Attorney for Assignee of Mortgagee

Dated: April 26, 2018
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