

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 conditions 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 Electronic Registration Systems, Inc.

TRANSACTION AGENT:

Mortgage Electronic Registration Systems, Inc.

MIN#: 100072400001483760

LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED 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 MORTGAGE: 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 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:

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 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 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 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: 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 - 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

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March 22, 29,

April 5, 12, 19, 26, 2018

NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE SALE

The above referenced sale

scheduled for May 10, 2018, at

10:00 am, has been postponed to

July 9, 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 January 9, 2019. 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 23, 2018.

Pingora Loan Servicing, LLC

Assignee of Mortgagee

SHAPIRO & ZIELKE, LLP

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Randolph W. Dawdy - 2160X

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Attorney for Assignee of Mortgagee

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