

**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:

\$385,286.14

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 28, 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 28, 2018, or the next business day if May 28, 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: October 2, 2017

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

Shapiro & Zielke, LLP

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Burnsville, MN 55337

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THIS IS A COMMUNICATION FROM A DEBT COLLECTOR

Published in the Forest Lake Times

October 5, 12, 19, 26,

November 2, 9, 2017

**NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE SALE**

The above referenced sale scheduled for November 28, 2017, at 10:00 A.M., has been postponed to January 8, 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 July 8, 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 13, 2017.

CitiMortgage, Inc.

Assignee of Mortgagee

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15-102425

Attorney for Assignee of Mortgagee

Published in the Forest Lake Times

November 16, 2017

**NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE SALE**

The above referenced sale scheduled for January 8, 2018, at 10:00 a.m., has been postponed to February 22, 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 22, 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: January 4, 2018.

CitiMortgage, Inc.

Assignee of Mortgagee

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Published in the Forest Lake Times

January 11, 2018

**NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE SALE**

The above referenced sale scheduled for February 22, 2018, at 10:00 am, has been postponed to April 23, 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 October 23, 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 20, 2018.

CitiMortgage, Inc.

Assignee of Mortgagee

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Published in the Forest Lake Times

February 22, 2018

**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

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Published in the Forest Lake Times

April 19, 2018

**NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE SALE**

The above referenced sale scheduled for June 7, 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: June 7, 2018.

CitiMortgage, Inc.

Assignee of Mortgagee

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Published in the Forest Lake Times

June 21, 2018

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