

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 - 033778

Randolph W. Dawdy - 2160X

Gary J. Evers - 0134764

Tracy J. Halliday - 034610X

Attorneys for Mortgagee

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