

NOTICE OF MORTGAGE FORECLOSURE SALE

NOTICE IS HEREBY GIVEN that default has occurred in the conditions of the following described mortgage:

DATE OF MORTGAGE: May 14, 2002

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$790,000.00

MORTGAGOR(S): Michael J. Pearson and Patricia P. Pearson, Husband and Wife

MORTGAGEE: Lake Elmo Bank

DATE AND PLACE OF REGISTERING:

Registered: July 01, 2002 Washington County Registrar of Titles

Document Number: 1113865

LOAN MODIFICATION:

Dated: February 11, 2003

Registered: August 13, 2003

Document Number: 1133640

ASSIGNMENTS OF MORTGAGE:

And assigned to: Countrywide Home Loans, Inc.

Dated: February 11, 2003

Registered: August 13, 2003

Washington County Registrar of Titles

Document Number: 1133641

And assigned to: CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR NEW RESIDENTIAL MORTGAGE LOAN TRUST, 2014-3

Dated: March 25, 2003

Registered: October 19, 2004

Washington County Registrar of Titles

Document Number: 1150744

And reformed by court order:

Registered: December 20, 2017

Washington County Registrar of Titles

Document Number: 1251157

Transaction Agent:

Not Applicable

Transaction Agent Mortgage Identification Number:

Not Applicable

Lender or Broker:

Lake Elmo Bank

Residential Mortgage Servicer:

Nationstar Mortgage LLC DBA Mr. Cooper

Mortgage Originator:

Not Applicable

CERTIFICATE OF TITLE NUMBER: 45026

COUNTY IN WHICH PROPERTY IS LOCATED: Washington

Property Address: 4210 Penfield Ave S, Afton, MN 55001-9342

Tax Parcel ID Number:

27.028.20.12.0004

LEGAL DESCRIPTION OF PROPERTY:

That part of Outlot A, Croixdale, according to the plat thereof on file and record in the Office of the Registrar of Titles, Washington County, Minnesota, which lies Easterly of "Line A" and Southerly of "Line B". Said "Line A and Line B" are described as follows:

"Line A"

Commencing at the Southwest corner of said plat of Croixdale; thence Easterly, along the South line of said plat of Croixdale, a distance of 659.8 feet, more or less, to the point of beginning of said "Line A" and to the Southeast corner, the East Half of the West Half of the Northwest Quarter of the Northeast Quarter of Section 27, Township 28 North, Range 20 West, City of Afton, Washington County, Minnesota; thence Northerly, along the East line of said East Half of the West Half of the Northwest Quarter of the Northeast Quarter, a distance of 277.13 feet, more or less, to its intersection with the Northerly line of said Outlot A and said "Line A" there terminating.

"Line B"

Commencing at the most Easterly corner of said Outlot A (Southeast corner of Outlot B); thence Southerly, along the Easterly line of said Outlot A, a distance of 662.34 feet to the point of beginning of said "Line B"; thence Westerly, perpendicular to the above mentioned Easterly line of said Outlot A, to its intersection with the Westerly line of said Outlot A and said "Line B" there terminating.

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$978,862.10

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; that this is registered property;

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 09, 2018 at 10:00 AM

PLACE OF SALE: Sheriff's Main Office, Law Enforcement Center, 15015 62nd Street North, Stillwater, Minnesota

to pay the debt secured by said mortgage and taxes, if any, on said premises and the costs and disbursements, including attorney fees allowed by law, subject to redemption within six (6) months from the date of said sale by the mortgagor(s), their personal representatives or assigns.

If the Mortgage is not reinstated under Minn. Stat. §580.30 or the property is not redeemed under Minn. Stat. §580.23, the Mortgagor must vacate the property on or before 11:59 p.m. on September 10, 2018, or the next business day if September 10, 2018 falls on a Saturday, Sunday or legal holiday.

Mortgagor(s) released from financial obligation: NONE

THIS COMMUNICATION IS FROM A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

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.

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 FIVE UNITS, ARE NOT PROPERTY USED IN AGRICULTURAL PRODUCTION, AND ARE ABANDONED.

DATED: January 25, 2018

ASSIGNEE OF MORTGAGEE:

CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR NEW RESIDENTIAL MORTGAGE LOAN TRUST, 2014-3

Wilford, Geske & Cook P.A.

Attorneys for Assignee of Mortgagee

7616 Currell Blvd Ste 200

Woodbury, MN 55125-2296

(651) 209-3300

File Number: 037585F03

NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE SALE

The above referenced sale scheduled for March 09, 2018 at 10:00 AM has been postponed to April 09, 2018 at 10:00 AM in the Sheriff's Main Office, Law Enforcement Center, 15015 62nd Street North, Stillwater, Minnesota in said County and State.

DATED: March 01, 2018

ASSIGNEE OF MORTGAGEE:

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Attorneys for Assignee Of Mortgagee

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File Number: 037585F03

NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE SALE

The above referenced sale scheduled for April 09, 2018 at 10:00 AM has been postponed to May 07, 2018 at 10:00 AM in the Sheriff's Main Office, Law Enforcement Center, 15015 62nd Street North, Stillwater, Minnesota in said County and State.

DATED: April 03, 2018

ASSIGNEE OF MORTGAGEE:

CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR NEW RESIDENTIAL MORTGAGE LOAN TRUST, 2014-3

Wilford, Geske & Cook P.A.

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