

# **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 REGIS-  
TERING:**

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 MORT-  
GAGE:**

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 NUM-  
BER:** 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 (South-East 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.

**ASSIGNEE OF MORTGAGEE:**

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Wilford, Geske & Cook P.A.

Attorneys for Assignee of Mortgagee

7616 Current Blvd Ste 200

Woodbury, MN 55125-2296

(651) 299-3300

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

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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

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DATED: April 03, 2018

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