

# Home ownership and foreclosure resources

## Contact your mortgage company

If you are behind on mortgage payments, call your mortgage company and ask for loss mitigation or the department that will help you with loan payment options.

## Washington County Housing and Redevelopment Authority

Free foreclosure prevention counseling and monthly HomeStretch Homebuyer Workshops are available and open to the public.

321 Broadway Avenue  
St. Paul Park, MN 55071  
(651) 458-0936  
www.wchra.com

## Home Ownership Center of Minnesota

The Home Ownership Center of Minnesota connects potential home buyers, current home owners, and individuals facing foreclosure with educational resources and counseling services.

1000 Payne Avenue, Suite 200  
St. Paul, MN 55130  
(651) 659-9336

## Minnesota Housing Finance Agency

The Minnesota Housing Finance Agency is a state agency that finances affordable housing opportunities for low- and moderate-income Minnesotans.

400 Sibley Street, Suite 300  
St. Paul, MN 55101  
(651) 296-7608  
1-800-657-3769  
www.mnhousing.org

## City contacts

### City of Woodbury

For general assistance and information, call  
(651) 714-3500  
www.ci.woodbury.mn.us

### Public Safety Department

Call 911 to report an emergency, a crime in progress, or to request police officer assistance.

For general information and questions, call  
(651) 714-3600

For non-emergency police dispatch, call  
(651) 439-9381

### Community Development

To report code enforcement and property maintenance issues or to report a vacant home, call  
(651) 714-3543

Information about housing programs in the City of Woodbury can be obtained by calling  
(651) 414-3438

### Public Works

To report a water line break or a burst pipe within a home, call  
(651) 714-3720

For an after-hours incident or emergency, please use the Public Safety Department contacts.

### Finance Department

For utility and water billing questions or concerns, call  
(651) 714-3508

# Foreclosures

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Like many cities across the nation, Woodbury is experiencing a rise in the number of home foreclosures in the city. When property owners face foreclosure, the entire community feels the effects. This brochure is a resource for all individuals impacted by the rise in home foreclosures.



## The foreclosure process

A home foreclosure is a process in which a financial lender, usually a mortgage company, takes possession of a property to recover the amount owed on the loan. The foreclosure process can be lengthy and usually begins when a borrower fails to make payments and the lender files a public default notice. The foreclosure process usually ends in one of the following ways:

- The borrower reinstates the loan by paying the defaulted loan amount or negotiating with the lender before the actual foreclosure process begins.
- The borrower sells the property to a third party during the preforeclosure period to pay off the loan and avoid foreclosure.
- The lender takes ownership of the property. In this case the lender may retrieve the property from the borrower during the preforeclosure period or the lender may buy the property at the public auction (sometimes known as a sheriff's sale). Often, the lender will have a separate company provide maintenance on the property until it can be resold.
- A third party purchases the foreclosed property at a public auction.

There are many reasons for the occurrence of a foreclosure. Often times it is the result of a risky mortgage or personal crisis such as job loss or medical issues. Regardless of the reason, if you are facing foreclosure, seek professional assistance immediately because the sooner you address the problem the more options and time you have to correct the situation and avoid losing your home.

## Help prevent foreclosures

If you are facing foreclosure please seek professional assistance immediately. Delaying action will narrow your options and increase the likelihood of

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foreclosure. Contact your mortgage company to discuss loan and/or repayment options or contact the

Washington County Housing and Redevelopment Authority for help. You can help prevent foreclosures by:

- Directing someone who is having trouble paying the mortgage or other bills to agencies that can help (see Home ownership and foreclosure resources section).
- Avoid risky mortgages that may not work in the long run, such as all interest loans, balloon mortgages, and adjustable rate mortgages. Learn about the different types of mortgages before purchasing or refinancing your home.
- Share the information in this brochure with your neighborhood groups and home owners associations.

**Want to learn more about other topics related to foreclosure? The city's Web site includes resources about:**

- ◆ Learn about your foreclosure options
- ◆ More home ownership and foreclosure resources
- ◆ What Woodbury is doing to address foreclosures

Visit [www.ci.woodbury.mn.us](http://www.ci.woodbury.mn.us) and click on "Planning, Zoning and Inspections" then select "Housing."

## Impact of vacant properties

If you are living next to a property that you believe is vacant, has maintenance issues, is a safety concern, or is a health hazard, please contact the City of Woodbury. The city has a program to monitor and track vacant homes and will enforce city codes to help reduce the negative impact of properties that are vacant or not maintained properly.

You can help the city in its efforts to manage vacant property issues by:

1. Offering assistance with items such as mowing the lawn or general maintenance to neighbors going through foreclosure.
2. Calling the Inspections Services Division at (651) 714-3543 if you are aware of an unmaintained property in your neighborhood.
3. Calling the Public Safety Department immediately by dialing 911 if you observe suspicious or illegal activities, such as trespassing, illegal dumping, burglary or vandalism.
4. Calling the Inspections Services Division at (651) 714-3543 promptly to report property maintenance concerns such as grass or weeds taller than eight inches, garbage or junk on the property, abandoned vehicles, or an unsecure building.

