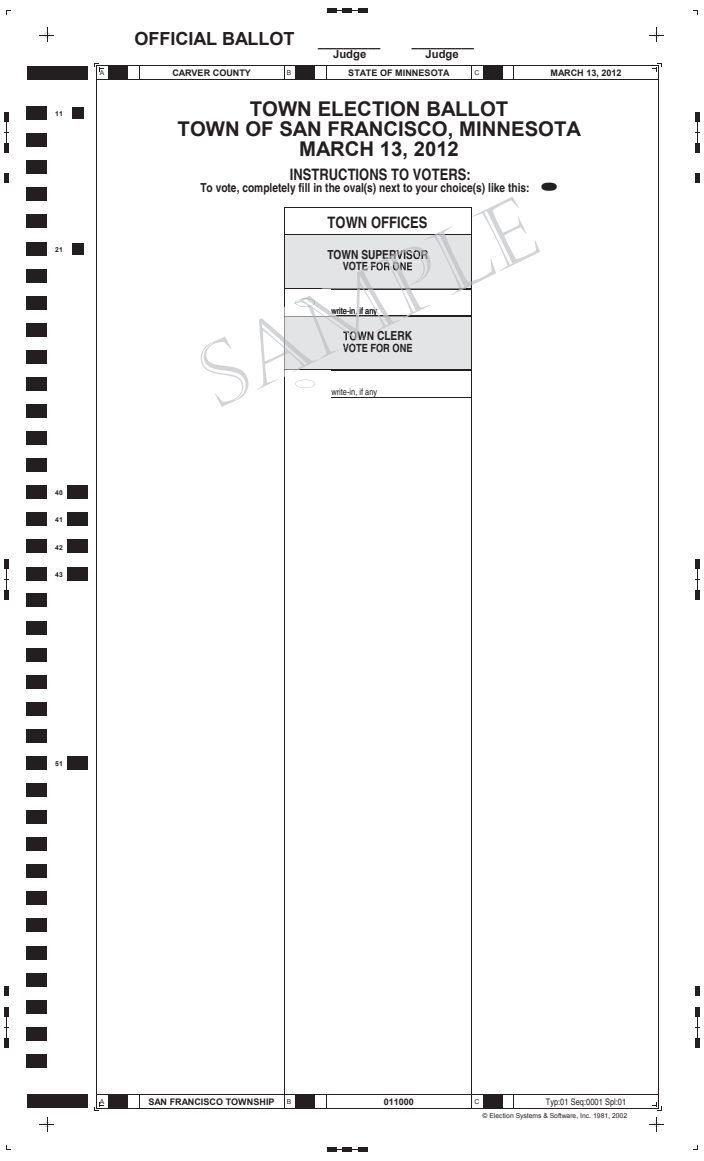
PUBLICNOTICES



(Published in the Chaska Herald on Thursday, February 23 and March 1, 2012; No. 6970)

11-075215

NOTICE OF MORTGAGE FORECLOSURE SALE

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 28, 2005

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: $499,158.00

MORTGAGOR(S): John B. Fraser and Carolina M. Fraser, husband and wife

MORTGAGEE: Wells Fargo Bank, NA

LENDER: Wells Fargo Bank, NA

SERVICER: Wells Fargo Bank, NA

DATE AND PLACE OF FILING: Filed November 16, 2005, Carver County Recorder, as Document Number A 429106

ASSIGNMENTS OF MORTGAGE: Assigned to: US Bank National Association as Trustee, successor in interest to Wachovia Bank, National Association as Trustee for Wells Fargo Asset Securites Corporation, Mortgage Pass-Through Certificates, Series 2005-17; Dated: August 16, 2011 filed: August 30, 2011, recorded as document number A 541767

LEGAL DESCRIPTION OF PROPERTY: Lot 3, Block 3, Greenway On The Park

PROPERTY ADDRESS: 815 Gannon Way, Victoria, MN 55386

PROPERTY IDENTIFICATION NUMBER: 65.2620450

COUNTY IN WHICH PROPERTY IS LOCATED: Carver

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: $523,146.87

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 15, 2012, 10:00am

PLACE OF SALE: Sheriff's Main Office, North Main Entrance of the Carver County Justice Center, County Sheriff's Main Lobby 606 East Fourth St., Chaska, MN 55318

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, 2012.

"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 12, 2012

US Bank National Association, as Trustee, as successor trustee to Wachovia Bank, National Association as Trustee for Wells Fargo Asset Securities Corporation, Mortgage Pass-ThroughCertificates, Series 2005-17
Assignee of Mortgagee
SHAPIRO & ZIELKE, LLP
Lawrence P. Zielke - 152559
Diane F. Mach - 273788
Melissa L. B. Porter - 0337778
Randolph W. Dawdy 2160X
Ronald W. Spencer - 0104061
Stephanie O. Nelson - 0388918
Attorneys for Mortgagee
12550 West Frontage Road, Ste. 200
Burnsville, MN 55337
(952) 831-4060

PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT, YOU ARE ADVISED THAT THIS OFFICE IS DEEMED TO BE A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. THIS NOTICE IS REQUIRED BY THE PROVISIONS OF THE FAIR DEBT COLLECTION PRACTICES ACT AND DOES NOT IMPLY THAT WE ARE ATTEMPTING TO COLLECT MONEY FROM ANYONE WHO HAS DISCHARGED THE DEBT UNDER THE BANKRUPTCY LAWS OF THE UNITED STATES.

(Published in the Chaska Herald on Thursday, January 26, February 2, 9, 16, 23 and March 1, 2012; No. 6857)

11-078197

NOTICE OF MORTGAGE FORECLOSURE SALE

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 5, 2005

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: $400,000.00

MORTGAGOR(S): Jon M. Hausam and Elizabeth A. Hausam, husband and wife

MORTGAGEE: Wells Fargo Bank, N.A.

LENDER: Wells Fargo Bank, N.A.

SERVICER: Wells Fargo Bank, NA

DATE AND PLACE OF FILING: Filed October 19, 2005, Carver County Recorder, as Document Number A 426742

ASSIGNMENTS OF MORTGAGE: Assigned to: Bank of America, National Association; Dated: September 1, 2011 filed: September 7, 2011, recorded as document number A 542086

LEGAL DESCRIPTION OF PROPERTY: Lot 28, Block 3, Oaks Of Minnewashta

PROPERTY ADDRESS: 4134 Red Oak Lane, Excelsior, MN 55331

PROPERTY IDENTIFICATION NUMBER: 25 5670410

COUNTY IN WHICH PROPERTY IS LOCATED: Carver

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: $403,499.06

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 15, 2012, 10:00am

PLACE OF SALE: Sheriff's Main Office, North Main Entrance of the Carver County Justice Center, County Sheriff's Main Lobby 606 East Fourth St., Chaska, MN 55318

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, 2012.

"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 12, 2012

Bank of America, National Association
Assignee of Mortgagee
SHAPIRO & ZIELKE, LLP
Lawrence P. Zielke - 152559
Diane F. Mach - 273788
Melissa L. B. Porter - 0337778
Randolph W. Dawdy 2160X
Ronald W. Spencer - 0104061
Stephanie O. Nelson - 0388918
Attorneys for Mortgagee
12550 West Frontage Road, Ste. 200
Burnsville, MN 55337
(952) 831-4060

PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT, YOU ARE ADVISED THAT THIS OFFICE IS DEEMED TO BE A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. THIS NOTICE IS REQUIRED BY THE PROVISIONS OF THE FAIR DEBT COLLECTION PRACTICES ACT AND DOES NOT IMPLY THAT WE ARE ATTEMPTING TO COLLECT MONEY FROM ANYONE WHO HAS DISCHARGED THE DEBT UNDER THE BANKRUPTCY LAWS OF THE UNITED STATES.

(Published in the Chaska Herald on Thursday, January 26, February 2, 9, 16, 23 and March 1, 2012; No. 6858)

NOTICE OF MORTGAGE FORECLOSURE SALE

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: 06/09/2005

MORTGAGOR(S): Virginia A. Rud, a married person, June R. Brown, a single woman.

MORTGAGEE: Mortgage Electronic Registration Systems, Inc. as nominee for Mortgage & Investment Consultants, Inc.

SERVICER: Bank of America, N.A.

MORTGAGE ID #: 1003711-0000050606-0

DATE AND PLACE OF RECORDING: Recorded June 16, 2005,Carver County Recorder, Document No. A416561.

ASSIGNMENTS OF MORTGAGE: Assigned to: Bank of America, National Association as successor by merger to BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing, LP Dated: August 16, 2011

LEGAL DESCRIPTION OF PROPERTY: Lot 13, Block 4, Trilane Second Addition, Carver County, Minnesota

REGISTERED PROPERTY: No
TAX PARCEL NO.: 587660300
ADDRESS OF PROPERTY:
407 Adams Dr W
Norwood, MN 55397

COUNTY IN WHICH PROPERTY IS LOCATED: Carver

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: $144,800.00

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE, INCLUDING TAXES, IF ANY, PAID BY MORTGAGEE: $150,954.50

That prior to the commencement of this mortgage foreclosure proceeding Mortgagee/Assignee of Mortgagee complied with all notice requirements as required by statute; 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: Monday, March 19, 2012, 10:00 a.m.

PLACE OF SALE: Main Lobby, Carver County Sheriff's Office, No. Main Entrance, Carver County Justice Center, 600 East Fourth Street, City of Chaska

to pay the debt then 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), their personal representatives or assigns.

DATE TO VACATE PROPERTY: The date on or before which the mortgagor must vacate the property if the mortgage is not reinstated under Minnesota Statutes section 580.30 or the property redeemed under Minnesota Statutes section 580.23 is 09/19/2012 at 11:59 p.m. If the foregoing date is a Saturday, Sunday or legal holiday, then the date to vacate is the next business day at 11:59 p.m.

MORTGAGOR(S) RELEASED FROM FINANCIAL OBLIGATION ON MORTGAGE: NONE

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 13, 2012

Bank of America, National Association as successor by merger to BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing, LP
Assignee of Mortgagee
Peterson, Fram & Bergman, P.A.
By: Steven H. Bruns
Attorneys for:
Bank of America, National Association as successor by merger to BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing, LP
Assignee of Mortgagee
55 E. 5th St., Suite 800
St. Paul, MN 55101
(651) 209-7599

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.

16751-113482

(Published in the Chaska Herald on Thursday, January 26, February 2, 9, 16, 23 and March 1, 2012; No. 6859)

NOTICE OF MORTGAGE FORECLOSURE SALE

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: 12/18/2002

MORTGAGOR(S): David A. Kenneth and Jan M. Kenneth aka Jan Marie Kenneth, husband and wife.

MORTGAGEE: Mortgage Electronic Registration Systems, Inc. as nominee for Countrywide Home Loans, Inc.

SERVICER: Bank of America, N.A.

MORTGAGE ID #: 1000157-0001766696-3

DATE AND PLACE OF RECORDING: Recorded January 08, 2003,Carver County Recorder, Document No. A336700.

ASSIGNMENTS OF MORTGAGE: Assigned to: Bank of America, National Association as successor by merger to BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing, LP Dated: October 28, 2011,Recorded November 03, 2011,Carver County Recorder, Document No. A544758.

LEGAL DESCRIPTION OF PROPERTY: THAT PART OF GOVERNMENT LOT 2, SECTION 19, TOWNSHIP 116, RANGE 24, CARVER COUNTY. MINNESOTA, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 2; THENCE EASTERLY ALONG THE NORTH LINE OF SAID GOVERNMENT LOT, 270.43 FEET TO THE ACTUAL POINT OF BEGINNING; THENCE CONTINUE EASTERLY, ALONG SAID NORTH LINE, 380.57 FEET TO A POINT 651.00 FEET EAST OF SAID NORTHWEST CORNER; THENCE SOUTHERLY 1255.00 FEET TO THE SHORE OF REITZ LAKE; THENCE WESTERLY, ALONG SAID SHORE, TO ITS INTERSECTION WITH A LINE DRAWN SOUTHERLY FROM THE ACTUAL POINT OF BEGINNING;THENCE NORTHERLY, ALONG LAST DESCRIBED LINE,TO THE ACTUAL POINT OF BEGINNING,CARVER COUNTY, MINNESOTA

REGISTERED PROPERTY: No
TAX PARCEL NO.: 070191610
ADDRESS OF PROPERTY:
9135 Airport Road
Waconia, MN 55387

COUNTY IN WHICH PROPERTY IS LOCATED: Carver

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: $265,000.00

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE, INCLUDING TAXES, IF ANY, PAID BY MORTGAGEE: $230,943.01

That prior to the commencement of this mortgage foreclosure proceeding Mortgagee/Assignee of Mortgagee complied with all notice requirements as required by statute; 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: Monday, March 19, 2012, 10:00 a.m.

PLACE OF SALE: Main Lobby, Carver County Sheriff's Office, No. Main Entrance, Carver County Justice Center, 600 East Fourth Street, City of Chaska

to pay the debt then 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), their personal representatives or assigns.

DATE TO VACATE PROPERTY: The date on or before which the mortgagor must vacate the property if the mortgage is not reinstated under Minnesota Statutes section 580.30 or the property redeemed under Minnesota Statutes section 580.23 is 09/19/2012 at 11:59 p.m. If the foregoing date is a Saturday, Sunday or legal holiday, then the date to vacate is the next business day at 11:59 p.m.

MORTGAGOR(S) RELEASED FROM FINANCIAL OBLIGATION ON MORTGAGE: NONE

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 13, 2012

Bank of America, National Association as successor by merger to BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing, LP
Assignee of Mortgagee
Peterson, Fram & Bergman, P.A.
By: Steven H. Bruns
Attorneys for:
Bank of America, National Association as successor by merger to BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing, LP
Assignee of Mortgagee
55 E. 5th St., Suite 800
St. Paul, MN 55101
(651) 209-7599

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.

16751-115673

(Published in the Chaska Herald on Thursday, January 26, February 2, 9, 16, 23 and March 1, 2012; No. 6860)

NOTICE OF MORTGAGE FORECLOSURE SALE

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

DATE OF MORTGAGE: January 17, 2007

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: $128,800.00

MORTGAGOR(S): Monica Sariego and Joel Meza Merino, wife and husband

MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as nominee for Fremont Investment and Loan, its successors and assigns

DATE AND PLACE OF RECORDING: Recorded: February 23, 2007 Carver County Recorder

Document Number: A459453

ASSIGNMENTS OF MORTGAGE: And assigned to: Nationstar Mortgage, LLC

Dated: December 19, 2011

Transaction Agent: Mortgage Electronic Registration Systems, Inc.

Transaction Agent Mortgage Identification Number: 1001944-3001062427-1

Lender or Broker: Fremont Investment and Loan

Residential Mortgage Servicer: Nationstar Mortgage, LLC

Mortgage Originator: Not Applicable

COUNTY IN WHICH PROPERTY IS LOCATED: Carver

Property Address: 1512 Idlewild Ln, Waconia, MN 55387-4502

Tax Parcel ID Number: 75.1400100

LEGAL DESCRIPTION OF PROPERTY: Lot 2, Block 2, Donnays Fronterra, (CIC No. 79), according to the recorded plat thereof, and situate in Carver County, Minnesota

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: $132,406.01

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 09, 2012 at 10:00 AM

PLACE OF SALE: Sheriff's Main Office, Courthouse, 600 East Fourth Street, Chaska, 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, 2012, or the next business day if September 10, 2012 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 26, 2012

ASSIGNEE OF MORTGAGEE:
Nationstar Mortgage, LLC
Wilford, Geske & Cook P.A.
Attorneys for Assignee of Mortgagee
Lawrence A. Wilford
James A. Geske
8425 Seasons Parkway, Suite 105
Woodbury, MN 55125-4393
(651) 209-3300
File Number: 023404F01

(Published in the Chaska Herald on Thursday, January 26, February 2, 9, 16, 23 and March 1, 2012; No. 6862)

NOTICE OF MORTGAGE FORECLOSURE SALE

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: 04/28/2006

MORTGAGOR(S): Emma M. Bendickson, a single woman.

MORTGAGEE: Mortgage Electronic Registration Systems, Inc. as nominee for Universal American Mortgage Company, LLC

SERVICER: Bank of America, N.A.

MORTGAGE ID #: 100059600074648788

DATE AND PLACE OF RECORDING: Recorded June 07, 2006,Carver County Recorder, Document No. A442697.

ASSIGNMENTS OF MORTGAGE: Assigned to: BAC Home Loans Servicing LP Dated: June 03, 2009,Recorded June 09, 2009,Carver County Recorder, Document No. 502061.

LEGAL DESCRIPTION OF PROPERTY: Lot 2, Block 8, Laketown 2nd Addition, CIC No. 92, Carver County, Minnesota

REGISTERED PROPERTY:
TAX PARCEL NO.: 653180340
ADDRESS OF PROPERTY:
9156 Fox Court
Victoria, MN 55386

COUNTY IN WHICH PROPERTY IS LOCATED: Carver

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: $189,000.00

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE, INCLUDING TAXES, IF ANY, PAID BY MORTGAGEE: $201,133.80

That prior to the commencement of this mortgage foreclosure proceeding Mortgagee/Assignee of Mortgagee complied with all notice requirements as required by statute; 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: Monday, March 19, 2012, 10:00 a.m.

PLACE OF SALE: Main Lobby, Carver County Sheriff's Office, No. Main Entrance, Carver County Justice Center, 600 East Fourth Street, City of Chaska

to pay the debt then 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), 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 17, 2012, or the next business day if September 17, 2012 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 FIVE UNITS, ARE NOT PROPERTY USED IN AGRICULTURAL PRODUCTION, AND ARE ABANDONED.

DATED: January 26, 2012

ASSIGNEE OF MORTGAGEE:
Nationstar Mortgage, LLC
Wilford, Geske & Cook P.A.
Attorneys for Assignee of Mortgagee
Lawrence A. Wilford
James A. Geske
8425 Seasons Parkway, Suite 105
Woodbury, MN 55125-4393
(651) 209-3300
File Number: 023404F01

(Published in the Chaska Herald on Thursday, January 26, February 2, 9, 16, 23 and March 1, 2012; No. 6863)

NOTICE OF MORTGAGE FORECLOSURE SALE

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: 07/01/2003

MORTGAGOR(S): Kenneth Holmen and Dawn Holmen, husband and wife.

MORTGAGEE: Bank of America, National Association

SERVICER: Bank of America, N.A.

MORTGAGE ID #: N/A

DATE AND PLACE OF RECORDING: Recorded July 12, 2004,Carver County Registrar of Titles, Document No. T147321 Against Certificate of Title no. 31859.0

LEGAL DESCRIPTION OF PROPERTY: Lot 6, Block 3, Sunrise Hills Second Addition, Carver County, Minnesota.

REGISTERED PROPERTY: Yes
TAX PARCEL NO.: 258210110
ADDRESS OF PROPERTY:
7196 Frontier Trail
Chanhassen, MN 55317

COUNTY IN WHICH PROPERTY IS LOCATED: Carver

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: $222,000.00

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE, INCLUDING TAXES, IF ANY, PAID BY MORTGAGEE: $210,222.79

That prior to the commencement of this mortgage foreclosure proceeding Mortgagee/Assignee of Mortgagee complied with all notice requirements as required by statute; 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: Monday, March 19, 2012, 10:00 a.m.

PLACE OF SALE: Main Lobby, Carver County Sheriff's Office, No. Main Entrance, Carver County Justice Center, 600 East Fourth Street, City of Chaska

to pay the debt then 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

Public Notices
continued on next page