

PUBLIC NOTICES

continued from previous page

PROPERTY IDENTIFICATION NUMBER: 30 2690080 CERT NO. 33467.0

COUNTY IN WHICH PROPERTY IS LOCATED: Carver

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: \$103,903.66

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 22, 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 24, 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.”

Wells Fargo Bank, NA
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, February 2, 9, 16, 23 and March 1, 8, 2012; No. 6909)

NOTICE OF MORTGAGE FORECLOSURE SALE

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

DATE OF MORTGAGE: December 28, 2006

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$212,135.00

MORTGAGOR(S): Andrea Avaloz, single

MORTGAGEE: Mortgage Electronic Registration Systems, Inc. as nominee for Gabriel Financial Group, Inc., its successors and assigns

DATE AND PLACE OF RECORDING: Recorded: January 10, 2007 Carver County Recorder
Document Number: A 456929
LOAN MODIFICATION:
Dated: November 20, 2009
Recorded: January 25, 2010
Document Number: A 514040
ASSIGNMENTS OF MORTGAGE: And assigned to: Flagstar Bank, FSB

Dated: January 18, 2012
Transaction Agent: Mortgage Electronic Registration Systems, Inc.

Transaction Agent Mortgage Identification Number: 100052550129070016
Lender or Broker: Gabriel Financial Group, Inc.

Residential Mortgage Servicer: Flagstar Bank, FSB
Mortgage Originator: Not Applicable

COUNTY IN WHICH PROPERTY IS LOCATED: Carver

Property Address: 731 Countryside Rd, Waconia, MN 55387-9780
Tax Parcel ID Number: 75-3430090

LEGAL DESCRIPTION OF PROPERTY: Lot Nine (9), Block One (1), Hunters Crossing 4th Addition, according to the recorded plat thereof on file and of record in the Office of the County Recorder, Carver County, Minnesota.

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$233,590.17

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 16, 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 17, 2012, or the next business day if September 17, 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: February 02, 2012

ASSIGNEE OF MORTGAGEE: Flagstar Bank, FSB
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: 006604F02
(Published in the Chaska Herald on Thursday, February 2, 9, 16, 23 and March 1, 8, 2012; No. 6912)

11-079106
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: August 18, 2005

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$256,500.00

MORTGAGOR(S): Kenneth Galup and Delnora Gallup, husband and wife

MORTGAGEE: Mortgage Electronic Registration Systems, Inc.

TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc.

MN#: 100077910004460354
LENDER: Decision One Mortgage Company, LLC
SERVICER: GMAC Mortgage, LLC

DATE AND PLACE OF FILING: Filed September 1, 2005, Carver County Recorder, as Document Number A 422768

ASSIGNMENTS OF MORTGAGE: Assigned to: U.S. Bank National Association as Trustee for RASC 2005KS10; Dated: January 6, 2012

LEGAL DESCRIPTION OF PROPERTY: Lot 9 and vacated Lot 10 and North Half of Lots 7 and 8, all being part of Block 1 of the Plat of East Hamburg

PROPERTY ADDRESS: 15225 Martha Street, Hamburg, MN 55339

PROPERTY IDENTIFICATION NUMBER: 11.0330800

COUNTY IN WHICH PROPERTY IS LOCATED: Carver

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: \$189,615.89

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 29, 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 October 1, 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 26, 2012
U.S. Bank National Association as Trustee for RASC 2005KS10
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

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.

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.

WHEREAS, pursuant to said Declaration, there is claimed to be due and owing as of January 30, 2012, from Steven Schafer, title holder, to Townhomes at Creekside Association, a Minnesota non-profit corporation, the principal amount of Three Thousand, One Hundred Sixty-one and 50/100ths Dollars (\$3,161.50) for assessments, late fees and related charges, plus assessments, collection costs, attorneys' fees and other amounts will be incurred since said date, including costs of collection and foreclosure;

WHEREAS, no action is now pending at law or otherwise to recover said debt or any part thereof;

WHEREAS, the owner has not been released from the financial obligation to pay said amount;

WHEREAS, pursuant to the Declaration and Minn. Stat. §515B.3-116(h), said debt created a lien upon said premises in favor of Townhomes at Creekside Association as evidenced by the lien statement recorded on December 23, 2011, in the office of the Carver County Recorder as Document No. A547375;

WHEREAS, pursuant to the power of sale granted by the owner(s) in taking title to the premises subject to said Declaration, said lien will be foreclosed by the sale of said property by the sheriff of said county at the Carver County Sheriff's Department, 606 East Fourth Street, Chaska, Minnesota, on March 27, 2012, at 10:00 o'clock a.m., at public auction to the highest bidder, for cash, to pay the amount then due for said assessments, together with the costs of foreclosure, including attorneys' fees as allowed by law. The time allowed by law for redemption by the unit owners, their personal representatives or assigns is six (6) months from the date of said sale.

The following information is provided pursuant to Minnesota Statutes Sections 580.025 and 580.04:

Street Address of Property: 1949 Andrew Court, Chanhassen, MN 55317

Name of Transaction Agent, Residential Mortgage Servicer, Lender &/or Broker: N/A

Tax Parcel Identification Number of the Property: 25-8540210

Transaction Agent's Mortgage Identification Number, if known: N/A

Name of Mortgage Originator, if stated on mortgage: N/A

Date on which Occupant must vacate Property, if mortgage is not reinstated under Section 580.30 or property redeemed under 580.23: 11:59 p.m. on September 27, 2012. 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.

REDEMPTION NOTICE

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 FOR AGRICULTURAL PRODUCTION, AND ARE ABANDONED.

Dated: January 30, 2012

Lienor: Townhomes at Creekside Association
HELLMUTH & JOHNSON, PLLC
By: Jennifer C. Toohy, I.D.
#343742
Attorneys for Lienor
8050 West 78th Street
Edina, MN 55439
(952) 941-4005
By: Jennifer C. Toohy
Its: Attorney in Fact
THIS INSTRUMENT WAS DRAFTED BY:
HELLMUTH & JOHNSON, PLLC
8050 West 78th Street
Edina, MN 55439
(952) 941-4005
File No. 11701.0004
(Published in the Chaska Herald on Thursday, February 9, 16, 23 and March 1, 8, 15, 2012; No. 6920)

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: 09/24/2003

MORTGAGOR(S): Darren Kurilko and Jessica B Kurilko, husband and wife.

MORTGAGEE: Mortgage Electronic Registration Systems, Inc. as nominee for Metro Center Mortgage, Inc.

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, February 9, 16, 23 and March 1, 8, 15, 2012; No. 6914)

NOTICE OF ASSESSMENT LIEN FORECLOSURE SALE

NOTICE IS HEREBY GIVEN that default has been made in the terms and conditions of the Declaration of Townhomes at Creekside Association (henceforth the "Declaration") recorded in the office of the Recorder for Carver County, Minnesota on June 25, 1997, as Document No. 212465, which covers the following property:

Lot 21, Block 1, Townhomes at Creekside, Common Interest Community No. 22, Carver County, Minnesota

WHEREAS, pursuant to said Declaration, there is claimed to be due and owing as of January 30, 2012, from Steven Schafer, title holder, to Townhomes at Creekside Association, a Minnesota non-profit corporation, the principal amount of Three Thousand, One Hundred Sixty-one and 50/100ths Dollars (\$3,161.50) for assessments, late fees and related charges, plus assessments, collection costs, attorneys' fees and other amounts will be incurred since said date, including costs of collection and foreclosure;

WHEREAS, no action is now pending at law or otherwise to recover said debt or any part thereof;

WHEREAS, the owner has not been released from the financial obligation to pay said amount;

WHEREAS, pursuant to the Declaration and Minn. Stat. §515B.3-116(h), said debt created a lien upon said premises in favor of Townhomes at Creekside Association as evidenced by the lien statement recorded on December 23, 2011, in the office of the Carver County Recorder as Document No. A547375;

WHEREAS, pursuant to the power of sale granted by the owner(s) in taking title to the premises subject to said Declaration, said lien will be foreclosed by the sale of said property by the sheriff of said county at the Carver County Sheriff's Department, 606 East Fourth Street, Chaska, Minnesota, on March 27, 2012, at 10:00 o'clock a.m., at public auction to the highest bidder, for cash, to pay the amount then due for said assessments, together with the costs of foreclosure, including attorneys' fees as allowed by law. The time allowed by law for redemption by the unit owners, their personal representatives or assigns is six (6) months from the date of said sale.

The following information is provided pursuant to Minnesota Statutes Sections 580.025 and 580.04:

Street Address of Property: 1949 Andrew Court, Chanhassen, MN 55317

Name of Transaction Agent, Residential Mortgage Servicer, Lender &/or Broker: N/A

Tax Parcel Identification Number of the Property: 25-8540210

Transaction Agent's Mortgage Identification Number, if known: N/A

Name of Mortgage Originator, if stated on mortgage: N/A

Date on which Occupant must vacate Property, if mortgage is not reinstated under Section 580.30 or property redeemed under 580.23: 11:59 p.m. on September 27, 2012. 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.

REDEMPTION NOTICE

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 FOR AGRICULTURAL PRODUCTION, AND ARE ABANDONED.

Dated: January 30, 2012

CitiMortgage, Inc.
Assignee of Mortgagee
Peterson, Fram & Bergman, P.A.
By: Steven H. Bruns
Attorneys for:
CitiMortgage, Inc.
Assignee of Mortgagee
55 E. 5th St., Suite 800
St. Paul, MN 55101
(651) 209-7599

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.

CitiMortgage, Inc.
Assignee of Mortgagee
Peterson, Fram & Bergman, P.A.
By: Steven H. Bruns
Attorneys for:
CitiMortgage, Inc.
Assignee of Mortgagee
55 E. 5th St., Suite 800
St. Paul, MN 55101
(651) 209-7599

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.

12890-110575
(Published in the Chaska Herald on Thursday, February 9, 16, 23 and March 1, 8, 15, 2012; No. 6923)

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: 09/27/2006

MORTGAGOR(S): Matthew Swanson, a single man, Coryn J Carrigan, a single woman.

MORTGAGEE: Mortgage Electronic Registration Systems, Inc. as nominee for Impac Funding Corporation dba Impac Lending Group

SERVICER: Bank of America, N.A.

MORTGAGE ID #: 100053525031847726

DATE AND PLACE OF RECORDING: Recorded October 09, 2006, Carver County Recorder, Document No. A451379.

ASSIGNMENTS OF MORTGAGE: Assigned to: Deutsche Bank National Trust Company as Trustee for the Certificateholders of Impac Secured Assets Corp., Mortgage Pass-through Certificates, Series 2006-4 Dated: October 28, 2011, Carver County Recorder, Document No. A 544759.

LEGAL DESCRIPTION OF PROPERTY: Lot 4, Block 2 C1C No. 79, Fronterra 3rd Addition, together with appurtenant easements created pursuant to Declaration, Document No. 380249, as amended

REGISTERED PROPERTY: No TAX PARCEL NO.: 75-2720120
ADDRESS OF PROPERTY: 1550 Serenity Ln, Waconia, MN 55387

COUNTY IN WHICH PROPERTY IS LOCATED: Carver

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$135,000.00

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE, INCLUDING TAXES, IF ANY, PAID BY MORTGAGEE: \$149,219.60

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, April 02, 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 10/02/2012 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

DATE AND TIME OF SALE: Monday, April 02, 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 10/02/2012 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.

SERVICER: CitiMortgage
MORTGAGE ID #: 100077910001077292

DATE AND PLACE OF RECORDING: Recorded November 12, 2003, Carver County Recorder, Document No. A372731.

ASSIGNMENTS OF MORTGAGE: Assigned to: CitiMortgage, Inc. Dated: March 14, 2008, Recorded March 27, 2008, Carver County Recorder, Document No. A480761.

LEGAL DESCRIPTION OF PROPERTY: Lot 9, Block 1, Ravenwood 1st Addition, Carver County, Minnesota

REGISTERED PROPERTY: No TAX PARCEL NO.: 75.3500090
ADDRESS OF PROPERTY: 1330 Ravenwood Circle Waconia, MN 55387

COUNTY IN WHICH PROPERTY IS LOCATED: Carver

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$230,000.00

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE, INCLUDING TAXES, IF ANY, PAID BY MORTGAGEE: \$223,940.43

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, April 02, 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 10/02/2012 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 30, 2012

CitiMortgage, Inc.
Assignee of Mortgagee
Peterson, Fram & Bergman, P.A.
By: Steven H. Bruns
Attorneys for:
CitiMortgage, Inc.
Assignee of Mortgagee
55 E. 5th St., Suite 800
St. Paul, MN 55101
(651) 209-7599

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.

CitiMortgage, Inc.
Assignee of Mortgagee
Peterson, Fram & Bergman, P.A.
By: Steven H. Bruns
Attorneys for:
CitiMortgage, Inc.
Assignee of Mortgagee
55 E. 5th St., Suite 800
St. Paul, MN 55101
(651) 209-7599

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.

12890-110575
(Published in the Chaska Herald on Thursday, February 9, 16, 23 and March 1, 8, 15, 2012; No. 6923)

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: 09/27/2006

MORTGAGOR(S): Matthew Swanson, a single man, Coryn J Carrigan, a single woman.

MORTGAGEE: Mortgage Electronic Registration Systems, Inc. as nominee for Impac Funding Corporation dba Impac Lending Group

SERVICER: Bank of America, N.A.

MORTGAGE ID #: 1001337-0001952539-6

DATE AND PLACE OF RECORDING: Recorded February 02, 2007, Carver County Recorder, Document No. A458290.

ASSIGNMENTS OF MORTGAGE: Assigned to: BAC Home Loans Servicing LP Dated: July 29, 2010, Recorded September 08, 2010, Carver County Recorder, Document No. A524647.

LEGAL DESCRIPTION OF PROPERTY: Lot 5, Block 2, Wildhurst

REGISTERED PROPERTY: No TAX PARCEL NO.: 75.5190180
ADDRESS OF PROPERTY: 341 Wildhurst Rd, Waconia, MN 55387

COUNTY IN WHICH PROPERTY IS LOCATED: Carver

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$209,600.00

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE, INCLUDING TAXES, IF ANY, PAID BY MORTGAGEE: \$227,898.89

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, April 02, 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 10/02/2012 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

DATE AND TIME OF SALE: Monday, April 02, 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 10/02/2012 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

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