

# PUBLICNOTICES

continued from previous page

COUNTY IN WHICH PROPERTY IS LOCATED: Carver  
**ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE:** \$345,000.00  
**AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE, INCLUDING TAXES, IF ANY, PAID BY MORTGAGEE:** \$373,912.79

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, April 23, 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 10/23/2012 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: February 22, 2012  
 Bank of America, National Association  
 Mortgagee

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

**THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.**  
 16751-110997  
 (Published in the Chaska Herald on Thursday, March 1, 8, 15, 22, 29 and April 5, 2012; No. 6998)

**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:** 05/23/2006  
**MORTGAGOR(S):** Kevin Roche and Iris J. Roche, husband and wife.

**MORTGAGEE:** Mortgage Electronic Registration Systems, Inc. as nominee for Decision One Mortgage Company, LLC  
**SERVICER:** Bank of America, N.A.  
**MORTGAGE ID #:** 100077910006324079

**DATE AND PLACE OF RECORDING:** Recorded June 23, 2006, Carver County Recorder, Document No. A 443997.

**ASSIGNMENTS OF MORTGAGE:** Assigned to: Deutsche Bank National Trust Company as Trustee on Behalf of the Certificateholders of the Morgan Stanley ABS Capital I Inc. Trust 2006-HE5, Mortgage Pass-through Certificates, Series 2006-HE5 Dated: January 9, 2012

**LEGAL DESCRIPTION OF PROPERTY:** Lot 8, Block 2, Carver Bluffs West Addition, according to the recorded plat thereof and situated in Carver County, Minnesota

**REGISTERED PROPERTY:** No TAX PARCEL NO.: 20-1120140  
**ADDRESS OF PROPERTY:** 1103 Overlook Ln Carver, MN 55315

**COUNTY IN WHICH PROPERTY IS LOCATED:** Carver  
**ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE:** \$475,650.00

**AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE, INCLUDING TAXES, IF ANY, PAID BY MORTGAGEE:** \$617,816.66

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 23, 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 10/23/2012 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: February 22, 2012  
 Bank of America, National

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 10/23/2012 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: February 22, 2012  
 Deutsche Bank National Trust Company as Trustee on Behalf of the Certificateholders of the Morgan Stanley ABS Capital I Inc. Trust 2006-HE5, Mortgage Pass-through Certificates, Series 2006-HE5

Assignee of Mortgagee  
 Peterson, Fram & Bergman, P.A.  
 By: Steven H. Bruns  
 Attorneys for:  
 Deutsche Bank National Trust Company as Trustee on Behalf of the Certificateholders of the Morgan Stanley ABS Capital I Inc. Trust 2006-HE5, Mortgage Pass-through Certificates, Series 2006-HE5

**LEGAL DESCRIPTION OF PROPERTY:** Lot Ten (10), Block One (1), Shadow Ridge, according to the plat thereof on file or of record in the Office of the County Recorder, Carver County, Minnesota together with an easements for driveway purposes over the Southerly 15.00 feet of Lot Nine (9), Block One (1), Shadow Ridge, according to the plat thereof on file or of record in the Office of the County Recorder, Carver County, Minnesota.

**DATE TO VACATE PROPERTY:**

**REGISTERED PROPERTY:** No TAX PARCEL NO.: 25.7890100  
**ADDRESS OF PROPERTY:** 6507 Shadow Lane Chanhassen, MN 55317

**COUNTY IN WHICH PROPERTY IS LOCATED:** Carver  
**ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE:** \$382,872.00

**AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE, INCLUDING TAXES, IF ANY, PAID BY MORTGAGEE:** \$345,734.19

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 23, 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:**

**REGISTERED PROPERTY:** No TAX PARCEL NO.: 501280010  
**ADDRESS OF PROPERTY:** 2358 Coldwater Crossing Mayer, MN 55360

**COUNTY IN WHICH PROPERTY IS LOCATED:** Carver  
**ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE:** \$192,500.00

**AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE, INCLUDING TAXES, IF ANY, PAID BY MORTGAGEE:** \$201,461.11

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 23, 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 10/23/2012 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: February 22, 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.**  
 16751-115795  
 (Published in the Chaska Herald on Thursday, March 1, 8, 15, 22, 29 and April 5, 2012; No. 6991)

**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:** 07/31/2003

**MORTGAGOR(S):** Frank D. Postic and Cindy F. Postic, husband and wife.

**MORTGAGEE:** CitiMortgage, Inc.

**SERVICER:** CitiMortgage  
**MORTGAGE ID #:** n/a

**DATE AND PLACE OF RECORDING:** Recorded August 08, 2003, Carver County Recorder, Document No. A361717.

**LEGAL DESCRIPTION OF PROPERTY:** Lot Ten (10), Block One (1), Shadow Ridge, according to the plat thereof on file or of record in the Office of the County Recorder, Carver County, Minnesota together with an easements for driveway purposes over the Southerly 15.00 feet of Lot Nine (9), Block One (1), Shadow Ridge, according to the plat thereof on file or of record in the Office of the County Recorder, Carver County, Minnesota.

**DATE TO VACATE PROPERTY:**

**REGISTERED PROPERTY:** No TAX PARCEL NO.: 25.7890100  
**ADDRESS OF PROPERTY:** 6507 Shadow Lane Chanhassen, MN 55317

**COUNTY IN WHICH PROPERTY IS LOCATED:** Carver  
**ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE:** \$382,872.00

**AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE, INCLUDING TAXES, IF ANY, PAID BY MORTGAGEE:** \$345,734.19

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 23, 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:**

**REGISTERED PROPERTY:** No TAX PARCEL NO.: 501280010  
**ADDRESS OF PROPERTY:** 2358 Coldwater Crossing Mayer, MN 55360

**COUNTY IN WHICH PROPERTY IS LOCATED:** Carver  
**ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE:** \$192,500.00

**AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE, INCLUDING TAXES, IF ANY, PAID BY MORTGAGEE:** \$201,461.11

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 23, 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 10/23/2012 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: February 22, 2012  
 CitiMortgage, Inc.  
 Mortgagee  
 Peterson, Fram & Bergman, P.A.  
 By: Steven H. Bruns  
 Attorneys for:  
 CitiMortgage, Inc.  
 Mortgagee  
 55 E. 5th St., Suite 800  
 St. Paul, MN 55101  
 (651) 209-7599

**THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.**  
 12890-120064  
 (Published in the Chaska Herald on Thursday, March 1, 8, 15, 22, 29 and April 5, 2012; No. 6992)

**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:** 08/25/2006  
**MORTGAGOR(S):** Tiffany Christine Collins, a single person.

**MORTGAGEE:** Mortgage Electronic Registration Systems, Inc. as nominee for Bell America Mortgage LLC dba Bell America Mortgage  
**SERVICER:** Green Tree Servicing, LLC  
**MORTGAGE ID #:** 1000269-

0002089746-7

**DATE AND PLACE OF RECORDING:** Recorded September 01, 2006, Carver County Recorder, Document No. A448843.

**ASSIGNMENTS OF MORTGAGE:** Assigned to: Green Tree Servicing, LLC Dated: February 2, 2012

**LEGAL DESCRIPTION OF PROPERTY:** Lot 10, Block 16, Walnut Grove, Common Interest Community No. 24, Carver County, Minnesota.

**REGISTERED PROPERTY:** No TAX PARCEL NO.: 25.8481780  
**ADDRESS OF PROPERTY:** 2024 E. Blue Sage Ln Chanhassen, MN 55317

**COUNTY IN WHICH PROPERTY IS LOCATED:** Carver  
**ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE:** \$161,400.00

**AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE, INCLUDING TAXES, IF ANY, PAID BY MORTGAGEE:** \$157,532.27

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 23, 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 10/23/2012 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: February 22, 2012  
 Minnesota Housing Finance Agency  
 Assignee of Mortgagee  
 Peterson, Fram & Bergman, P.A.  
 By: Michael T. Oberle  
 Attorneys for:  
 Minnesota Housing Finance Agency  
 Assignee of Mortgagee  
 55 E. 5th St., Suite 800  
 St. Paul, MN 55101  
 (651) 209-7599

**THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.**  
 16205-120101  
 (Published in the Chaska Herald on Thursday, March 1, 8, 15, 22, 29 and April 5, 2012; No. 6994)

**NOTICE OF MORTGAGE FORECLOSURE SALE**

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

**DATE OF MORTGAGE:** March 01, 2005

**ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE:** \$264,000.00  
**MORTGAGOR(S):** Annette C. Leiferman and Travis W. Leiferman, wife and husband

**MORTGAGEE:** Mortgage Electronic Registration Systems, Inc. as nominee for Bell America Mortgage, LLC dba Bell Mortgage, its successors and assigns

**DATE AND PLACE OF RECORDING:** Recorded: March 15, 2005 Carver County Recorder  
**Document Number:** 409768  
**ASSIGNMENTS OF MORTGAGE:** And assigned to: Aurora Bank FSB

Dated: August 16, 2011  
 Transaction Agent: Mortgage Electronic Registration Systems, Inc.

Transaction Agent Mortgage Identification Number: 1000269-0004075638-8

Lender or Broker: Bell America Mortgage, LLC dba Bell Mortgage  
 Residential Mortgage Servicer: Aurora Bank, FSB

Mortgage Originator: Not Applicable

**COUNTY IN WHICH PROPERTY IS LOCATED:** Carver  
**Property Address:** 1942 Moccasin Dr, Waconia, MN 55387-9542  
**Tax Parcel ID Number:** 75.4490060

**LEGAL DESCRIPTION OF PROPERTY:** Lot 6, Block 1, Sierra 4th Addition, according to the recorded plat thereof, and situated in Carver County, Minnesota.

**AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE:** \$275,575.56

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:** Monday, April 23, 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 October 15, 2012, or the next business day if October 15, 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**