

PUBLIC NOTICES

continued from previous page

ACTION.

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

DATE OF MORTGAGE: September 19, 2005

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$126,000.00

MORTGAGOR(S): Nancy L. Molzahn, a single person
MORTGAGEE: Washington Mutual Bank, F.A.

DATE AND PLACE OF FILING: Filed September 28, 2005, Carver County Recorder; Document No. A425070

ASSIGNMENTS OF MORTGAGE: Assigned to: Wells Fargo Bank, N.A. by written assignment recorded on March 28, 2007 as Document No. A461209

LEGAL DESCRIPTION OF PROPERTY: Lot 1, Block 1, Nelson Addition

STREET ADDRESS OF PROPERTY: 1091 Zemle Street, Chaska, MN 55318

COUNTY IN WHICH PROPERTY IS LOCATED: Carver County, Minnesota

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: \$113,002.32

THAT no action or proceeding has been instituted at law to recover the debt secured by said mortgage, or any part thereof; that there has been compliance with all pre-foreclosure notice and acceleration requirements of said mortgage, and/or applicable statutes;

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 8, 2012 at 10:00 a.m.

PLACE OF SALE: Carver County Sheriff's office, North Main Entrance of the Carver County Justice Center, Main Lobby, 606 East Fourth Street, Chaska, Minnesota

to pay the debt then secured by said mortgage and taxes, if any actually paid by the mortgagee, on the premises and the costs and disbursements allowed by law. The time allowed by law for redemption by said mortgagor(s), their personal representatives or assigns is six (6) months from the date of sale.

Unless said mortgage is reinstated or the property redeemed, or unless the time for redemption is reduced by judicial order, you must vacate the premises by 11:59 p.m. on September 10, 2012.

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 17, 2012
WELLS FARGO BANK, N.A.
Mortgagee

REITER & SCHILLER, P.A.
Rebecca F. Schiller, Esq.
Sarah J.B. Adam, Esq.
N. Kibongni Fondungallah, Esq.
James J. Pauly, Esq.
Brian F. Kidwell, Esq.
Steven R. Pennock, Esq.
Attorneys for Mortgagee
25 North Dale Street
St. Paul, MN 55102-2227
(651) 209-9760
(E6571)

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.

NOTICE OF MORTGAGE FORECLOSURE SALE
Minn. Stat. § 580.025

(1) Street Address, City and Zip Code of Mortgaged Premises
1091 Zemle Street, Chaska, MN 55318

(2) Transaction Agent
Washington Mutual Bank, F.A.
(3) Name of Mortgage Originator (Lender)
Washington Mutual Bank, F.A.

(4) Residential Servicer
Wells Fargo 800-416-1472
(5) Tax Parcel Identification Number 30.4400010

(6) Transaction Agent's Mortgage ID Number (MERS number) none

(Published in the Chaska Herald on Thursday, January 26, February 2, 9, 16, 23 and March 1, 2012; No. 6873)

NOTICE OF MORTGAGE FORECLOSURE SALE

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

DATE OF MORTGAGE: August 11, 2005

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$513,750.00

MORTGAGOR(S): Matthew D. Wright and Ann Wright, Husband and Wife

MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as nominee for Sound Mortgage Decisions Corporation, its successors and assigns

DATE AND PLACE OF RECORDING: Recorded: August 18, 2005 Carver County Recorder

Document Number: A 421564
ASSIGNMENTS OF MORTGAGE: And assigned to: Bank of America, N.A. successor by merger to BAC Home Loans Servicing, LP FKA Countrywide Home Loans Servicing, LP

Dated: January 12, 2012
Transaction Agent: Mortgage Electronic Registration Systems, Inc.

Transaction Agent Mortgage Identification Number: 10001570005622807-1

Lender or Broker: Sound Mortgage Decisions Corporation
Residential Mortgage Servicer: Saxon Mortgage Services, Inc.
Mortgage Originator: Not Applicable

COUNTY IN WHICH PROPERTY IS LOCATED: Carver
Property Address: 8126 Stone Creek Dr, Chanhasen, MN 55317-

7416

Tax Parcel ID Number: 25.2560220

LEGAL DESCRIPTION OF PROPERTY: Lot 4, Block 3, Creekside Addition, Carver County, Minnesota.

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$637,174.88

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: Bank of America, N.A. successor by merger to BAC Home Loans Servicing, LP FKA Countrywide Home Loans Servicing, LP 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: 022422F01
(Published in the Chaska Herald on Thursday, January 26, February 2, 9, 16, 23 and March 1, 2012; No. 6875)

11-077675

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: January 26, 2006

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$185,250.00

MORTGAGOR(S): Joel W. Sawatzke, an unmarried person

MORTGAGEE: Wells Fargo Bank, N.A.

LENDER: Wells Fargo Bank, NA

SERVICER: Wells Fargo Bank, NA

DATE AND PLACE OF FILING: Filed March 23, 2006, Carver County Recorder, as Document Number A 437373

ASSIGNMENTS OF MORTGAGE: Assigned to: US Bank National Association, as Trustee for GSAA Home Equity Trust 2006-12; Asset-Backed Certificates Series 2006-12; Dated: September 6, 2011 filed: September 13, 2011, recorded as document number A 542315

LEGAL DESCRIPTION OF PROPERTY:

That part of the South Half of the Northwest Quarter (S1/2 of NW 1/4) of Section Seventeen (17) Township One Hundred Seventeen (117) Range Twenty-Five (25) described as follows:

Commencing at the Southeast corner of said South Half of the Northwest Quarter (S 1/2 of NW 1/4); thence running North along the center line of Trunk Highway No. 25 (the same being the East line of said South Half of the Northwest Quarter), a distance of 967 feet to a point; thence at right angles West 50 feet to the place of beginning of the tract to be hereby described; thence continuing West on last named course 200 feet; thence at right angles North a distance of 150 feet; thence at right angles East a distance of 200 feet; thence at right angles South 150 feet to the place of beginning

PROPERTY ADDRESS: 3240 Highway 25, Watertown, MN 55388

PROPERTY IDENTIFICATION NUMBER: 10.0171200

COUNTY IN WHICH PROPERTY IS LOCATED: Carver

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: \$171,996.76

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 18, 2012

US Bank National Association, as Trustee for GSAA Home Equity Trust 2006-12. Asset-Backed Certificates Series 2006-12

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. 6882)

10-064465

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: November 14, 2005

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$121,600.00

MORTGAGOR(S): Timothy A

Netzell, a married man

MORTGAGEE: Mortgage Electronic Registration Systems, Inc.

TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc.

MIN#: 1000157-0006042554-9

LENDER: America's Wholesale Lender

SERVICER: Bank of America, N.A.

DATE AND PLACE OF FILING: Filed December 5, 2005, Carver County Recorder, as Document Number A 430324

ASSIGNMENTS OF MORTGAGE: Assigned to: THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2005- AB5; Dated: August 4, 2011 filed: August 16, 2011, recorded as document number A541291

LEGAL DESCRIPTION OF PROPERTY: Unit 44, West Village, Common Interest Community No. 89

PROPERTY ADDRESS: 770 West Village Road #106, Chanhasen, MN 55317

PROPERTY IDENTIFICATION NUMBER: 25.7570440

COUNTY IN WHICH PROPERTY IS LOCATED: Carver

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: \$139,825.48

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 8, 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 10, 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 18, 2012

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2005- AB5

Assignee of Mortgagee

SHAPIRO & ZIELKE, LLP
Lawrence P. Zielke - 152559
Diane F. Mach - 273788

Melissa L. B. Porter - 0337778
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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. 6883)

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 21, 2003

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$141,000.00

MORTGAGOR(S): Marsh A.

Fadel, an unmarried person

MORTGAGEE: Mortgage Electronic Registration Systems, Inc., a Delaware corporation, as nominee for Gopher State Mortgage Corporation, a Minnesota corporation

DATE AND PLACE OF FILING: Filed September 24, 2003, Carver County Registrar of Titles; Document No. T-140967 and memorialized upon Certificate of Title No. 30420

ASSIGNMENTS OF MORTGAGE: Assigned to: Wells Fargo Bank, N.A.

LEGAL DESCRIPTION OF PROPERTY: Lot 8, Block 1, Creek Run

REGISTERED PROPERTY

STREET ADDRESS OF PROPERTY: 1551 Creek Run Trail, Chanhasen, MN 55331

COUNTY IN WHICH PROPERTY IS LOCATED: Carver County, Minnesota

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: \$121,892.09

THAT no action or proceeding has been instituted at law to recover the debt secured by said mortgage, or any part thereof; that there has been compliance with all pre-foreclosure notice and acceleration requirements of said mortgage, and/or applicable statutes;

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 at 10:00 a.m.

PLACE OF SALE: Carver County Sheriff's office, North Main Entrance of the Carver County Justice Center, Main Lobby, 606 East Fourth Street, Chaska, Minnesota

to pay the debt then secured by said mortgage and taxes, if any actually paid by the mortgagee, on the premises and the costs and disbursements allowed by law. The time allowed by law for redemption by said mortgagor(s), their personal representatives or assigns is six (6) months from the date of sale.

Unless said mortgage is reinstated or the property redeemed, or unless the time for redemption is reduced by judicial order, you must vacate the premises by 11:59 p.m. on September 17, 2012.

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 19, 2012

WELLS FARGO BANK, N.A.
Mortgagee

REITER & SCHILLER, P.A.
Rebecca F. Schiller, Esq.
Sarah J.B. Adam, Esq.
N. Kibongni Fondungallah, Esq.
James J. Pauly, Esq.
Brian F. Kidwell, Esq.
Steven R. Pennock, Esq.
Attorneys for Mortgagee

25 North Dale Street
St. Paul, MN 55102-2227
(651) 209-9760
(E6577)

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.

NOTICE OF MORTGAGE FORECLOSURE SALE
FORECLOSURE DATA
Minn. Stat. § 580.025

(1) Street Address, City and Zip Code of Mortgaged Premises
1551 Creek Run Trail, Chanhasen, MN 55331

(2) Transaction Agent
Mortgage Electronic Registration Systems, Inc., a Delaware corporation, as nominee for Gopher State Mortgage Corporation, a Minnesota corporation

(3) Name of Mortgage Originator (Lender)
Mortgage Electronic Registration Systems, Inc., a Delaware corporation, as nominee for Gopher State Mortgage Corporation, a Minnesota corporation

(4) Residential Servicer
Wells Fargo (800) 416-1472
(5) Tax Parcel Identification Number 25.2540080

(6) Transaction Agent's Mortgage ID Number (MERS number) 100060677002234227

(Published in the Chaska Herald on Thursday, January 26, February 2, 9, 16, 23 and March 1, 2012; No. 6884)

11-079710
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: February 23, 2009

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$245,122.00

MORTGAGOR(S): Randy D. Anderson and Jennifer A. Anderson, Husband and Wife

MORTGAGEE: Mortgage Electronic Registration Systems, Inc.