UBLICNOTICES continued from previous page

580.30 or the property redeemed under Minnesota Statutes section 580.23 is 09/26/2012 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 MORT-GAGOR, THE MORTGAGOR'S PERSONAL REPRESENTATIVES OR ASSIGNS, MAY BE REDUCED TO FIVE WEEKS IF A JUDICIAL OR-DER IS ENTERED UNDER MINNE-SOTA 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 AGRI-CULTURAL PRODUCTION, AND ARE ABANDONED. Dated: January 18, 2012

ING Bank FSB Mortgagee

Peterson, Fram & Bergman, P.A. By: Michael T. Oberle Attornevs for: ING Bank FSB Mortgagee 55 E. 5th St., Suite 800 St. Paul, MN 55101

(651) 209-7599 THIS IS A COMMUNICATION FROM A DEBT COLLECTOR. 15287-110036

(Published in the Chaska Herald on Thursday, February 2, 9, 16, 23 and March 1, 8, 2012; No. 6891)

NOTICE OF MORTGAGE FORECLOSURE SALE

THE RIGHT TO VERIFICA TION 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 DATE OF MORTGAGE: Janu-

ary 11, 2008 ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE:

\$229,491.00 MORTGAGOR(S): Eric J. Wirtz and Rachel Wirtz, husband and

MORTGAGEE: Mortgage Electronic Registration Systems, Inc.

TRANSACTION AGENT: Mortgage Electronic Registration Sys-

tems, Inc.
MIN#: 100052211004720098
LENDER: Franklin American

Mortgage Company SERVICER: Wells Fargo Bank, NA

DATE AND PLACE OF FIL-ING: Filed January 24, 2008, Carver County Recorder, as Document Number A477670

ASSIGNMENTS OF MORT-GAGE: Assigned to: Wells Fargo Bank, NA; Dated: February 25, 2010 filed: March 3, 2010, recorded as document number A515836

LEGAL DESCRIPTION OF PROPERTY: Lot 19, Block 1, Benton Creek Estates 3rd Addition

PROPERTY ADDRESS: 3003 Gold Nugget Drive, Cologne, MN

PROPERTY IDENTIFICATION NUMBER: 40.1110190 COUNTY IN WHICH PROP-

ERTY IS LOCATED: Carver
THE AMOUNT CLAIMED TO
BE DUE ON THE MORTGAGE

ON THE DATE OF THE NOTICE:

THAT all pre-foreclosure requirements have been complied with; that no action or proceeding has been instituted at law or other-

wise 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 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 Sep-

tember 24, 2012. "THE TIME ALLOWED BY LAW FOR REDEMPTION BY THE MORTGAGOR, THE MORTGAG-OR'S PERSONAL REPRESENTA ΓIVES OR ASSIGNS, MAY BE REDUCED TO FIVE WEEKS IF A JUDICIAL ORDER IS ENTERED UNDER MINNESOTA STATUTES SECTION 582.032 DETERMIN-ING, AMONG OTHER THINGS THAT THE MORTGAGED PREM ISES ARE IMPROVED WITH A RESIDENTIAL DWELLING OF LESS THAN 5 UNITS, ARE NOT PROPERTY USED FOR AGRICUL-TURAL PRODUCTION, AND ARE ABANDONED.

Dated: January 19, 2012 Wells Fargo Bank, NA Assignee of Mortgagee

SHAPIRO & ZIEĽKE, 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 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. 6892)

NOTICE OF MORTGAGE FORECLOSURE SALE

THE RIGHT TO VERIFICA-TION OF THE DEBT AND IDENTI-TY 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 21, 2003 ORIGINAL PRINCIPAL

AMOUNT OF MORTGAGE: \$200,000.00

MORTGAGOR(S): Robert A. Swanson and Ann M. Swanson, Husband and Wife MORTGAGEE: Mortgage Elec-

tronic Registration Systems, Inc. TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc. MIN#: 100052599920289374

LENDER: Prestige Financial Mortgage SERVICER: EverBank

DATE AND PLACE OF FILING: Filed April 15, 2003, Carver County Recorder, as Document Number A 347415

ASSIGNMENTS OF MORT-GAGE: Assigned to: Everhome Mortgage Company; Dated: July 23, 2010 filed: August 6, 2010, recorded as document number A 523118 LEGAL DESCRIPTION OF

PROPERTY: Lot Four (4), Block Two (2), Forest Glen Estates PROPERTY ADDRESS: 6271

Forest Glen Ln, Carver, MN 55315 PROPERTY IDENTIFICATION NUMBER: 04-1000050

COUNTY IN WHICH PROP-ERTY IS LOCATED: Carver THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE:

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

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 MORTGAG-OR'S PERSONAL REPRESENTA TIVES OR ASSIGNS, MAY BE REDUCED TO FIVE WEEKS IF A JUDICIAL ORDER IS ENTERED UNDER MINNESOTA STATUTES SECTION 582.032 DETERMIN-ING, AMONG OTHER THINGS THAT THE MORTGAGED PREM-ISES ARE IMPROVED WITH A RESIDENTIAL DWELLING OF LESS THAN 5 UNITS, ARE NOT PROPERTY USED FOR AGRICUL TURAL PRODUCTION, AND ARE ABANDONED.

Dated: January 20, 2012 Everbank successor by merger

to Everhome Mortgage Company LLC f/k/a Everhome Mortgage Company

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 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

(Published in the Chaska Herald on Thursday, February 2, 9, 16, 23 and March 1, 8, 2012; No. 6893)

who has discharged the debt UN-

DER the Bankruptcy Laws of the

NOTICE OF MORTGAGE FORECLOSURE SALE

THE RIGHT TO VERIFICA-TION OF THE DEBT AND IDENTI-TY OF THE ORIGINAL CREDITOR WITHIN THE TIME PROVIDED BY LAW IS NOT AFFECTED BY THIS

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

DATE OF MORTGAGE: October

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE:

MORTGAGOR(S): Timothy J. Pfau and Deborah J. Wyatt-Pfau, husband and wife

MORTGAGEE: Mortgage Electronic Registration Systems, Inc., a Delaware corporation as nominee for PHH Mortgage Corp. (fka Cendant Mortgage Corp) dba Burnet Home Loans

DATE AND PLACE OF FILING: Filed November 4, 2005, Carver

County Recorder; Document No. A 428244

ASSIGNMENTS OF MORT-GAGE: Assigned to: Federal National Mortgage Association LEGAL DESCRIPTION OF

PROPERTY: Lot 3, Block 2, Highland

Acres Second Addition, STREET ADDRESS OF PROP-ERTY: 226 CHERITA DR, CHASKA, MN 55318

COUNTY IN WHICH PROP-ERTY IS LOCATED: Carver County, Minnesota

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE:

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 MORTGAG-OR'S PERSONAL REPRESENTA-TIVES 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 RESI-DENTIAL DWELLING OF LESS THAN FIVE UNITS, ARE NOT PROPERTY USED IN AGRICUL-TURAL PRODUCTION, AND ARE ABANDONED."

Dated: January 13, 2012 FEDERAL NATIONAL MORTGAGE ASSOCIATION

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

(G1927) 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 226 CHERITA DR, CHASKA, MN 55318 (2) Transaction Agent Mortgage Electronic Registra-

tion Systems, Inc., a Delaware corporation as nominee for PHH Mortgage Corp. (fka Cendant Mortgage Corp) dba Burnet Home Loans (3) Name of Mortgage Origina-

tor (Lender) Mortgage Electronic Registra-

tion Systems, Inc., a Delaware corporation as nominee for PHH Mort gage Corp. (fka Cendant Mortgage Corp) dba Burnet Home Loans (4) Residential Servicer

Séterus-866-570-5277 (5) Tax Parcel Identification

Number 30-242-0090 (6) Transaction Agent's Mortgage ID Number (MERS number) 100020000306619614

(Published in the Chaska Herald on Thursday, February 2, 9, 16, 23 and March 1, 8, 2012; No. 6900)

NOTICE OF MORTGAGE FORECLOSURE SALE

THE RIGHT TO VERIFICA-TION OF THE DEBT AND IDENTI-TY 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: April 8,2010

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$307,000.00

MORTGAGOR(S): Craig Rubenzer and Brooke Rubenzer, husband and wife MORTGAGEE: Mortgage Elec-

tronic Registration Systems, Inc., a Delaware corporation, as nominee for M&I Marshall & Isley Bank, a Wisconsin corporation DATE AND PLACE OF FILING:

Filed April 19, 2010, Carver County Registrar of Titles; Document No. T174862 and memorialized upon Certificate of Title No. 33344 ASSIGNMENTS OF MORT-

GAGE: Assigned to: Wells Fargo Bank, N.A. LEGAL DESCRIPTION OF PROPERTY: Lot 13, Block 2, Autumn

REGISTERED PROPERTY STREET ADDRESS OF PROP-ERTY: 2778 Simons Drive, Chaska,

MN 55318 COUNTY IN WHICH PROP-ERTY IS LOCATED: Carver County, Minnesota THE AMOUNT CLAIMED

TO BE DUE ON THE MORTGAGE

ON THE DATE OF THE NOTICE: \$312,153.95 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 22, 2012 at 10:00a.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 24, 2012.

MORTGAGOR(S) RELEASED

FROM FINANCIAL OBLIGATION ON MORTGAGE: NONE "THE TIME ALLOWED BY LAW FOR REDEMPTION BY THE MORTGAGOR, THE MORTGAG-OR'S PERSONAL REPRESENTA TIVES 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 RESI-DENTIAL DWELLING OF LESS THAN FIVE UNITS, ARE NOT PROPERTY USED IN AGRICUL-TURAL PRODUCTION, AND ARE ABANDONED." Dated: January 23, 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, Ésq. Attorneys for Mortgagee 25 North Dale Street St. Paul, MN 55102-2227 (651) 209-9760

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 2778 Simons Drive, Chaska, MN 55318

(2) Transaction Agent Mortgage Electronic Registration Systems, Inc., a Delaware corporation, as nominee for M&I Marshall & Isley Bank, a Wisconsin corporation

(3) Name of Mortgage Originator (Lender)

Mortgage Electronic Registra-tion Systems, Inc., a Delaware corporation, as nominee for M&I Marshall & Isley Bank, a Wisconsin corporation (4) Residential Servicer

Wells Fargo (800) 416-1472 (5) Tax Parcel Identification Number 30.0640150 (6) Transaction Agent's Mortgage ID Number (MERS number)

100307400353793771 (Published in the Chaska Herald on Thursday, February 2, 9, 16, 23 and March 1, 8, 2012; No. 6901)

NOTICE OF MORTGAGE FORECLOSURE SALE

THE RIGHT TO VERIFICA TION OF THE DEBT AND IDENTI-TY 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 de-

scribed mortgage: DATE OF MORTGAGE: November 27, 2006

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE \$171,000.00

MORTGAGOR(S): David C. Walsh and Deborah A. Walsh, husband and wife MORTGAGEE: Mortgage Electronic Registration Systems, Inc., a

Delaware corporation, as nominee for American Mortgage Network, Inc., a Delaware corporation DATE AND PLACE OF FILING: Filed November 29, 2006, Carver

County Recorder; Document No. A 454620 ASSIGNMENTS OF MORT-GAGE: Assigned to: Federal Na-

tional Mortgage Association LEGAL DESCRIPTION OF PROPERTY: Lot Four (4), Block Two (2), "Franke & Scharmer Addition"

to the City of Chaska. STREET ADDRESS OF PROP-ERTY: 1021 Parallel Street, Chaska, MN 55318

COUNTY IN WHICH PROP-ERTY IS LOCATED: Carver County,

Minnesota THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE:

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 22, 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 rein-

stated 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 24, 2012.

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

"THE TIME ALLOWED BY LAW FOR REDEMPTION BY THE MORTGAGOR, THE MORTGAG-OR'S PERSONAL REPRESENTA-TIVES 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 RESI DENTIAL DWELLING OF LESS THAN FIVE UNITS, ARE NOT PROPERTY USED IN AGRICUL-TURAL PRODUCTION, AND ARE ABANDONED." Dated: January 26, 2012 FEDERAL NATIONAL MORTGAGE ASSOCIATION

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 (G1978)

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 1021 Parallel Street, Chaska,

(2) Transaction Agent Mortgage Electronic Registration Systems, Inc., a Delaware corporation, as nominee for American Mortgage Network, Inc., a Delaware corporation

MN 55318

(3) Name of Mortgage Originator (Lender)

Mortgage Electronic Registration Systems, Inc., a Delaware corporation, as nominee for American Mortgage Network, Inc., a Delaware corporation (4) Residential Servicer

Seterus, Inc. (866) 570-5277 (5) Tax Parcel Identification Number 30.1600110

(6) Transaction Agent's Mortgage ID Number (MERS number) 100131022600643617 (Published in the Chaska Herald on Thursday, February 2, 9, 16, 23 and March 1, 8, 2012; No. 6908)

NOTICE OF MORTGAGE

FORECLOSURE SALE
THE RIGHT TO VERIFICA TION OF THE DEBT AND IDENTI TY 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, 2007 ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE:

\$101,500.00 MORTGAGOR(S): Dena E. Durfey, a single person MORTGAGEE: Mortgage Elec-

tronic Registration Systems, Inc.

gage Electronic Registration Sys-

tems, Inc. MIN#: 1000269-0002099489-2 LENDER: Bell America Mortgage LLC DBA Bell Mortgage SERVICER: Wells Fargo Bank,

DATE AND PLACE OF FIL-ING: Filed October 18, 2007, Carver County Registrar of Titles, as Document Number T 164813 ASSIGNMENTS OF MORT-

GAGE: Assigned to: Wells Fargo Bank, N.A.; Dated: August 12, 2011 filed: August 23, 2011, recorded as document number T 180486 LEGAL DESCRIPTION OF PROPERTY: Lot 3, Block 2, Hun-

dertmark Heights Fifth Addition REGISTERED PROPERTY PROPERTY ADDRESS: Koehnen Drive, Chaska, MN 55318 PROPERTY IDENTIFICATION

NUMBER: 30 2690080 NO. 33467.0 COUNTY IN WHICH PROP-ERTY 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

DATE AND TIME OF SALE: March 22, 2012, 10:00am

PLACE OF SALE: 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 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 MORTGAG-OR'S PERSONAL REPRESENTA-TIVES OR ASSIGNS, MAY BE REDUCED TO FIVE WEEKS IF A JUDICIAL ORDER IS ENTERED UNDER MINNESOTA STATUTES SECTION 582.032 DETERMIN ING, AMONG OTHER THINGS, THAT THE MORTGAGED PREM ISES ARE IMPROVED WITH A RESIDENTIAL DWELLING OF LESS THAN 5 UNITS, ARE NOT PROPERTY USED FOR AGRICUL-TURAL PRODUCTION, AND ARE ABANDONED. Dated: January 26, 2012

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 JSED 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:

MORTGAGOR(S): Andrea Avaloz, single MORTGAGEE: Mortgage Elec-

tronic Registration Systems, Inc. as nominee for Gabriel Financial Group, Inc., its successors and assigns
DATE AND PLACE OF RE-CORDING: 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 MORT-GAGE: And assigned to: Flagstar Bank, FSB

Dated: January 18, 2012 Transaction Agent: Mortgage Electronic Registration Systems, Transaction Agent Mort-gage Identification Number:

100052550129070016 Lender or Broker: Gabriel Financial Group, Inc. Residential Mortgage Servicer:

Flagstar Bank, FSB Mortgage Originator: Not Applicable COUNTY IN WHICH PROP-

ERTY IS LOCATED: Carver Property Address: 731 Country-side Rd, Waconia, MN 55387-9780 Tax Parcel ID Number: 75-3430090 LEGAL DESCRIPTION OF PROPERTY: Lot Nine (9), Block

dition, 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

One (1), Hunters Crossing 4th Ad-

TO BE DUE AS OF DATE OF NO-TICE: \$233,590.17 THAT all pre-foreclosure re-TRANSACTION AGENT: Mortquirements have been complied with; that no action or proceeding has been instituted at law or other-

wise 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 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 Sep tember 17, 2012 falls on a Saturday

Sunday or legal holiday. Mortgagor(s) released from financial obligation: NONE

FROM A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PUR POSE. THE RIGHT TO VERIFICA TION OF THE DEBT AND IDENTITY OF THE ORIGINAL CREDITOR

WITHIN THE TIME PROVIDED BY

LAW IS NOT AFFECTED BY THIS

THIS COMMUNICATION IS

THE TIME ALLOWED BY LAW FOR REDEMPTION BY THE MORTGAGOR, THE MORTGAG-OR'S PERSONAL REPRESENTA TIVES 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 RESI-DENTIAL DWELLING OF LESS THAN FIVE UNITS, ARE NOT PROPERTY USED IN AGRICUL-TURAL PRODUCTION, AND ARE

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

ABANDONED.

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)

Public Notices

continued on next page

NOTICE OF MORTGAGE

FORECLOSURE SALE

THE RIGHT TO VERIFICA-