PUBLICNOTICES

continued from previous page

(4) Residential Servicer
Wells Fargo (800) 416-1472
(5) Tax Parcel Identification Number 30.5570160
(6) Transaction Agent's Mortgage ID Number (MERS number) none
(Published in the Chaska Herald on Thursday, February 16, 23 and March 1, 8, 15, 22, 2012; No. 6952)

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 10, 2005

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: $151,200.00

MORTGAGOR(S): Grahame A. Beresford and Aubben R. Beresford, husband and wife

MORTGAGEE: Wells Fargo Bank, N.A.

DATE AND PLACE OF FILING: Filed August 19, 2005, Carver County Recorder; Document No. A421649

ASSIGNMENTS OF MORTGAGE: Assigned to: none

LEGAL DESCRIPTION OF PROPERTY: Lot 2, Block 2, Sauter Addition

STREET ADDRESS OF PROPERTY: 407 Adams Avenue S, Cologne, MN 55322

COUNTY IN WHICH PROPERTY IS LOCATED: Carver County, Minnesota

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: $168,992.13

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: April 3, 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 October 3, 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: February 9, 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
(E7240)

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
407 Adams Avenue S, Cologne, MN 55322
(2) Transaction Agent
Wells Fargo Bank, N.A.
(3) Name of Mortgage Originator (Lender)
Wells Fargo Bank, N.A.
(4) Residential Servicer
Wells Fargo 800-416-1472
(5) Tax Parcel Identification Number 40.6500100
(6) Transaction Agent's Mortgage ID Number (MERS number) none
(Published in the Chaska Herald on Thursday, February 16, 23 and March 1, 8, 15, 22, 2012; No. 6957)

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: 07/27/2007

MORTGAGOR(S): Gary Helland, a single man.

MORTGAGEE: Bank of America, National Association

SERVICER: Bank of America, N.A.

MORTGAGE ID #: NA

DATE AND PLACE OF RECORDING: Recorded July 31, 2007, Carver County Registrar of Titles, Document No. T 163899 Against Certificate of Title no. 33342.

LEGAL DESCRIPTION OF PROPERTY: Apartment No. 86, Stockwood Condominium, Post Office Address 110286 Village Road, Chaska, Minn. 55318 located on the following described land: Tract A, Registered Land Survey No. 52, files of Registrar of Titles. Tract B, Registered Land Survey No. 52, files of Registrar of Titles

REGISTERED PROPERTY: Yes
TAX PARCEL NO.: 306350470
ADDRESS OF PROPERTY:
110286 Village Rd
Chaska, MN 55318

COUNTY IN WHICH PROPERTY IS LOCATED: Carver

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: $96,500.00

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE, INCLUDING TAXES, IF ANY, PAID BY MORTGAGEE: $96,633.94

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 16, 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 10/16/2012 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 10, 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.
16751-116069
(Published in the Chaska Herald on Thursday, February 23 and March 1, 8, 15, 22, 29, 2012; No. 6962)

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 04, 2005

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: $140,000.00

MORTGAGOR(S): Christine M. Glaser, a single person and Bradley J. Peterman, a single person

MORTGAGEE: NBA Mortgage Group, a Division of National Bank of Arkansas

DATE AND PLACE OF RECORDING: Recorded: March 23, 2005 Carver County Recorder

Document Number: A410287

ASSIGNMENTS OF MORTGAGE: And assigned to: MorEquity, Inc.

Dated: March 11, 2005

Recorded: August 29, 2005 Carver County Recorder

Document Number: A422407

Transaction Agent: Not Applicable

Transaction Agent Mortgage Identification Number: Not Applicable

Lender or Broker: NBA Mortgage Group, a Division of National Bank of Arkansas

Residential Mortgage Servicer: Nationstar Mortgage, LLC

Mortgage Originator: Not Applicable

COUNTY IN WHICH PROPERTY IS LOCATED: Carver

Property Address: 230 Lake St W, Norwood, MN 55368-9787

Tax Parcel ID Number: 58.2800040

LEGAL DESCRIPTION OF PROPERTY: Commencing at a point on the South line of Lot 1, Block 1, of Fabel's Addition to the Village of Norwood, Minnesota, which point is 135 feet West of the Southeast corner of Said Lot 1, Block 1, said Fabel's Addition to the Village of Norwood; thence North parallel to the East line of said Lot 1, a distance of 180 feet; thence West parallel to the South line of said Lot 1 a distance of 60 feet; thence South parallel to the East line of said Lot 1, a distance of 180 feet to a point on the South line of said Lot 1; thence East along the South line of said Lot 1, a distance of 60 feet to the place of beginning. Being a part of Lot 1, Block 1, Fabel's Addition to the Village of Norwood, Carver County, Minnesota.

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: $146,675.49

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: April 06, 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 08, 2012, or the next business day if October 08, 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 23, 2012

ASSIGNEE OF MORTGAGEE:
MorEquity, Inc.
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: 022043F05
(Published in the Chaska Herald on Thursday, February 23 and March 1, 8, 15, 22, 29, 2012; No. 6965)

11-076154

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 17, 2005

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: $354,000.00

MORTGAGOR(S): Gregory D. Erickson and Joy M. Erickson, husband and wife

MORTGAGEE: Mortgage Electronic Registration Systems, Inc.

TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc.

MIN#: 1000157-0006143209-8

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 430292

ASSIGNMENTS OF MORTGAGE: Assigned to: THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2005-AB5; Dated: January 18, 2012

LEGAL DESCRIPTION OF PROPERTY: Lot 14, Block 3, Bavaria Hills

PROPERTY ADDRESS: 996 Bavaria Hills Ln, Chaska, MN 55318

PROPERTY IDENTIFICATION NUMBER: 30.0700610

COUNTY IN WHICH PROPERTY IS LOCATED: Carver

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: $392,501.23

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: April 12, 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 12, 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: February 16, 2012

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE 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
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, March 1, 8, 15, 22, 29 and April 5, 2012; No. 6976)

11-079942

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 27, 2004

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: $220,300.00

MORTGAGOR(S): Beth C. Durum, married

MORTGAGEE: Mortgage Electronic Registration Systems, Inc.

TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc.

MIN#: 100039249050189758

LENDER: First Magnus Financial Corporation

SERVICER: Wells Fargo Bank, NA

DATE AND PLACE OF FILING: Filed September 9, 2004, Carver County Recorder, as Document Number A396301

ASSIGNMENTS OF MORTGAGE: Assigned to: Wells Fargo Bank, NA; Dated: July 16, 2010 filed: July 26, 2010, recorded as document number A522439

LEGAL DESCRIPTION OF PROPERTY: Lot 1, Block 7, Clover Field

PROPERTY ADDRESS: 2873 Mark Twain Drive, Chaska, MN 55318

PROPERTY IDENTIFICATION NUMBER: 30.1050130

COUNTY IN WHICH PROPERTY IS LOCATED: Carver

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: $208,525.32

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: April 19, 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 19, 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: February 16, 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 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, March 1, 8, 15, 22, 29 and April 5, 2012; No. 6978)

NOTICE OF MORTGAGE FORECLOSURE SALE

THE RIGHT TO VERIFICATION OF THE DEBT AND IDENTITY OF THE ORIGINAL CREDITOR WITHIN THE TIME PROVIDED BY LAW IS NOT AFFECTED BY THIS ACTION.

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

DATE OF MORTGAGE: October 27, 2006

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: $184,000.00

MORTGAGOR(S): Matthew D. Schwichtenberg and Lisa M. Schwichtenberg, husband and wife

MORTGAGEE: Mortgage Electronic Registration Systems, Inc., a Delaware corporation as nominee for American Home Mortgage, a New York corporation

DATE AND PLACE OF FILING: Filed November 29, 2006, Carver County Recorder; Document No. A-454622

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

LEGAL DESCRIPTION OF PROPERTY: Part of Lot 8 of Block 1 of the plat of Mackenthun Estates, said plat being of record and on file at the Carver County Recorder's Office, and part of the Southwest Quarter of the Northeast Quarter of Section 15, Township 115, Range 26, Carver County, Minnesota, described as follows: Commencing at the Southwest corner of said Southwest Quarter of the Northeast Quarter; thence on an assumed bearing of North 90 degrees 00 minutes 00 seconds East along the South line of said Southwest Quarter of the Northeast Quarter 443.21 feet to the point of beginning of the track to be described; thence North 01 degrees 21 minutes 40 seconds West 173.04 feet; thence North 90 degrees 00 minutes 00 seconds East 76.55 feet; thence South 00 degrees 24 minutes 00 seconds West 173.00 feet to the South line of said Northeast Quarter; thence South 90 degrees 00 minutes 00 seconds West along said South line 71.24 feet to the point of beginning

STREET ADDRESS OF PROPERTY: 826 Elm Street West, Norwood, MN 55368-9697

COUNTY IN WHICH PROPERTY IS LOCATED: Carver County, Minnesota

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: $192,383.33

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: April 19, 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 October 19, 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: February 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
(E6037)

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
826 Elm Street West, Norwood, MN 55368-9697
(2) Transaction Agent
Mortgage Electronic Registration Systems, Inc., a Delaware corporation as nominee for American Home Mortgage, a New York corporation
(3) Name of Mortgage Originator (Lender)
Mortgage Electronic Registration Systems, Inc., a Delaware corporation as nominee for American Home Mortgage, a New York corporation
(4) Residential Servicer
Wells Fargo (800) 416-1472
(5) Tax Parcel Identification Number 58.0150600
(6) Transaction Agent's Mortgage ID Number (MERS number) 100024200014501866
(Published in the Chaska Herald on Thursday, March 1, 8, 15, 22, 29 and April 5, 2012; No. 6980)

NOTICE OF MORTGAGE FORECLOSURE SALE

NOTICE IS HEREBY GIVEN, that default has occurred in the conditions of a mortgage dated August 31, 2007, executed by 233 West First Street Properties, LLC, a Minnesota Limited Liability Company, as mortgagor(s) to Anchor Bank N.A. as mortgagee in the original principal amount of Two Hundred Eighty-seven Thousand Five Hundred ($287,500.00) Dollars, recorded with the Carver County Recorder, State of Minnesota, on September 12, 2007, as doc. no. A471456; that all pre-foreclosure requirements have been complied with; that no action or proceeding has been instituted at law to recover any part of the debt secured by said mortgage; that there is claimed to be due thereon the sum of Two Hundred Sixty-two Thousand Nine Hundred Seventy-four ($262,974.00) Dollars on this date; and that pursuant to the power of sale therein the mortgage will be foreclosed and the property in Carver County, Minnesota, described as follows:

Lot 8, Block 14, City of Waconia, Carver County, Minnesota;

together with all existing or subsequently erected or affixed buildings, improvements and fixtures; all easements, rights of way, and appurtenances; all water, water rights, watercourses and ditch rights (including stock in utilities with ditch or irrigation rights); and all other rights, royalties, and profits relating to the real property, including without limitation all minerals, oil, gas, geothermal and similar matters.

Property address: 233 First Street West, Waconia, MN 55387

Parcel I.D. #: 75.0501260

will be sold by the sheriff of said county at public auction on April 25, 2012, at 10:00 o'clock A.M. at Sheriff's Office, 606 East Fourth Street, Chaska, Minnesota, to pay the debt secured by the mortgage, including costs and attorneys' fees allowed by law subject to redemption by the mortgagor(s), its heirs or assigns, within six (6) months from the date of sale.

Dated: February 29, 2012

Anchor Bank, National Association, Mortgagee

Mary L. Cox, STEIN & MOORE, P.A., Attorneys for Mortgagee, 332 Minnesota Street, #W-1650
St. Paul, MN 55101 (651) 224-9683
(Published in the Chaska Herald on Thursday, March 1, 8, 15, 22, 29 and April 5, 2012; No. 6983)

10-068879

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: May 23, 2002

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: $166,460.00

MORTGAGOR(S): Mark Stein and Stacylee Stein, Husband and Wife

MORTGAGEE: Mortgage Electronic Registration Systems, Inc.

TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc.

MIN#: 100020000128243304

LENDER: Cendant Mortgage Corporation D/B/A Burnet Home Loans

SERVICER: PHH Mortgage Corporation

DATE AND PLACE OF FILING: Filed May 29, 2002, Carver County Recorder, as Document Number A316810, thereafter modified to add additional monies and amend the interest rate through Loan Modification Agreement dated December 1, 2010 and recorded March 22, 2011 as Document Number A 535505.

ASSIGNMENTS OF MORTGAGE: Assigned to: PHH Mortgage Corporation; Dated:

February 7, 2012

LEGAL DESCRIPTION OF PROPERTY: Lot 9, Block 2, Whitetail Run

PROPERTY ADDRESS: 912 Deer Field Rd, Watertown, MN 55388

PROPERTY IDENTIFICATION NUMBER: 85-5000220

COUNTY IN WHICH PROPERTY IS LOCATED: Carver

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: $165,046.11

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: April 12, 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 12, 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

Public Notices
continued on next page