

Public Notices

NOTICE OF MORTGAGE FORECLOSURE SALE

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

DATE OF MORTGAGE: November 05, 2003

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$252,000.00

MORTGAGOR(S): Gary B. Wessling and Lisa M. Wessling, husband and wife

MORTGAGEE: Community Lenders, Inc.

DATE AND PLACE OF RECORDING: Recorded: November 12, 2003 McLeod County Recorder
Document Number: A-337911

ASSIGNMENTS OF MORTGAGE: And assigned to: TCF Mortgage Corporation
Dated: November 05, 2003
Recorded: November 12, 2003 McLeod County Recorder
Document Number: A-337912

And assigned to: Mortgage Electronic Registration Systems, Inc.
Dated: May 01, 2006
Recorded: May 08, 2006 McLeod County Recorder
Document Number: A-361677

And assigned to: U.S. Bank, National Association
Dated: January 19, 2010
Recorded: January 26, 2010 McLeod County Recorder
Document Number: 388252

Transaction Agent: Mortgage Electronic Registration Systems, Inc.
Transaction Agent Mortgage Identification Number: 1000212-4800192727-4
Lender or Broker: Community Lenders, Inc.
Residential Mortgage Servicer: U.S. Bank Home Mortgage
Mortgage Originator: Not Applicable

COUNTY IN WHICH PROPERTY IS LOCATED: McLeod
Property Address: 24425 Grass Lake Rd, Winsted, MN 55395-6505
Tax Parcel ID Number: 14-003-1100

LEGAL DESCRIPTION OF PROPERTY: All that certain parcel of land situate in the County of McLeod, State of Minnesota, being known and designated as that part of Government Lot 4, Section 3, Township 117, Range 27, and further described as follows: commencing at the Southwest corner of said Section 3; thence on an assumed bearing North of 89 degrees 34 minutes 34 seconds East, along the South line of Said Section 3, a distance of 1079.19 feet; thence North 00 degrees 21 minutes 29 seconds West a distance of 688.42 feet to the actual point of beginning of the land to be described; thence continue North 00 degrees 21 minutes 29 seconds West a distance of 520.21 feet; thence North 89 degrees 34 minutes 34 seconds East a distance of 263.46 feet; thence South 08 degrees 33 minutes 48 seconds East a distance of 122.54 feet; thence South 84 degrees 50 minutes 41 seconds East a distance of 343 feet, more or less to the water's edge of Grass Lake; thence Southerly, along said water's edge, to the intersection with a line bearing North 89 degrees 34 minutes 34 seconds East from the point of beginning; thence Westerly, along last said line, a distance of 417 feet, more or less, to the point of beginning.

Together with a 33 foot wide ingress and egress easement over and across part of Government Lot 4, Section 3, Township 117, Range 27, McLeod County, Minnesota

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$237,638.75

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: July 20, 2010 at 10:00 AM

PLACE OF SALE: Sheriff's Main Office, Main Lobby, McLeod County Law Enforcement Center, Glencoe, 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 January 20, 2011, or the next business day if January 20, 2011 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: June 03, 2010
ASSIGNEE OF MORTGAGEE: U.S. Bank, National Association

Wilford & Geske, 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: 006260F03

NOTICE OF MORTGAGE FORECLOSURE SALE

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

DATE OF MORTGAGE: September 23, 2005

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$212,000.00

MORTGAGOR(S): Kimberly K. Wooster and Nicholas H. Wooster, Wife and Husband

MORTGAGEE: Mortgage Electronic Registration Systems, Inc.

DATE AND PLACE OF RECORDING: Recorded: September 27, 2005 McLeod County Recorder
Document Number: A-356082

Transaction Agent: Mortgage Electronic Registration Systems, Inc.
Transaction Agent Mortgage Identification Number: 100053030008197999
Lender or Broker: Aegis Wholesale Cor-

poration
Residential Mortgage Servicer: Aurora Loan Services, LLC
Mortgage Originator: Not Applicable

COUNTY IN WHICH PROPERTY IS LOCATED: McLeod
Property Address: 1570 Adams St SE, Hutchinson, MN 55350-7011
Tax Parcel ID Number: 06-054-0280

LEGAL DESCRIPTION OF PROPERTY: Lot 21 of Auditor's Plat of the South One Half of Section 8 in Township 116 North of Range 29 West of the 5th P.M., according to the plat thereof on file and of record in the office of the McLeod Co. Recorder, subject to an easement for cartway purposes reserved to the said Harold L. Molls, his heirs and successors, over and across a strip two rods wide from East to West and extending from the South line of said tract to the Northeasterly line thereof at the extreme Southeast corner of said tract.

AND

Commencing at a point where the East line of Section 17, Township 116, Range 29 intersects the West right-of-way line of the Chicago, Milwaukee, St. Paul and Pacific Railroad right-of-way, thence South along said Section line, 144 feet; thence West parallel to the North line of said Section 17, a distance of approximately 380 feet to the center of the channel of Crow River, thence Northerly along the center line of the channel of Crow River to the North line of said Section 17, thence East 280 feet along the North line of said Section 17 to the West right-of-way line of the C.M. St. P. & Pacific R.R. Co.; thence South-easterly along said right-of-way to place of beginning.

AND

100-foot wide right of way for its former line of railroad across the Southeast Quarter of the Southeast Quarter of Section 8, Township 116 North, Range 29 West in McLeod County, Minnesota, containing 3.91 acres, more or less

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$219,786.69

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: August 12, 2010 at 10:00 AM

PLACE OF SALE: Sheriff's Main Office, Main Lobby, McLeod County Law Enforcement Center, Glencoe, 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 February 12, 2011, or the next business day if February 12, 2011 falls on a Saturday, Sunday or legal holiday.

Mortgagor(s) released from financial obligation: NONE

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ORIGINAL CREDITOR WITHIN THE TIME PROVIDED BY LAW IS NOT AFFECTED BY THIS ACTION.

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DATED: June 24, 2010
MORTGAGEE: Mortgage Electronic Registration Systems, Inc.

Wilford & Geske, P.A.
Attorneys for Mortgagee
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James A. Geske
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(651) 209-3300

File Number: 006736F02

PUBLIC NOTICE

Without public notices in the newspaper, this may be all the information you get:



PUBLIC NOTICES IN NEWSPAPERS.
Where public information is accessible to the public.

hutchinsonleader.com

- News
- Sports
- Classifieds
- Advertising
- Local Links
- Contests
- Weather
- Chris' Top 10
- Photo Reprints
- Photo Galleries
- Dining Guide
- Guide to Hutchinson
- Community
- Calendar
- Blogs, Forums
- Archives
- Politics