

# PUBLICNOTICES

Publ. Dec. 13, 20, 27, 2012 Jan. 3, 10, & 17, 2013

## 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: \$171,000.00

MORTGAGOR(S): Paul Hughes and Michele Hughes, husband and wife

MORTGAGEE: Mortgage Electronic Registration Systems, Inc. as nominee for Suntrust Mortgage, Inc., its successors and/or assigns

DATE AND PLACE OF RECORDING: Recorded: March 08, 2005 Meeker County Recorder Document Number: 330922

ASSIGNMENTS OF MORTGAGE: And assigned to: SunTrust Mortgage, Inc. Dated: September 29, 2011 Recorded: October 05, 2011 Meeker County Recorder Document Number: 371675

And assigned to: U.S. Bank National Association as Trustee for ARMT 2005-7 Dated: November 20, 2012

Transaction Agent: Mortgage Electronic Registration Systems, Inc. Transaction Agent Mortgage Identification Number: 100010401432941066 Lender or Broker: Suntrust Mortgage, Inc. Residential Mortgage Servicer: SunTrust Mortgage, Inc. Mortgage Originator: Not Applicable

COUNTY IN WHICH PROPERTY IS LOCATED: Meeker

Property Address: 364 Maple St N, Eden Valley, MN 55329-1652

Tax Parcel ID Number: 240133000 240225000

LEGAL DESCRIPTION OF PROPERTY: Lots Three (3), Four (4) and Five (5), Block One (1), Park Addition to the City of Eden Valley; and the West Eight (8) feet of Lot One (1), Weiler's Outlots to Eden Valley, Minnesota.

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$175,681.96

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: January 31, 2013 at 10:00 AM

PLACE OF SALE: Sheriff's Main Office, 326 N. Ramsey, Litchfield, 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 July 31, 2013, or the next business day if July 31, 2013 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: December 13, 2012 ASSIGNEE OF MORTGAGEE: U.S. Bank National Association as Trustee for ARMT 2005-7

Wilford, Geske & Cook P.A. Attorneys for Assignee of Mortgagee 8425 Seasons Parkway, Suite 105 Woodbury, MN 55125-4393 (651) 209-3300 File Number: 016129F02

Publ. Nov. 15, 22, 29, Dec. 6, 13, 20, 2012

## 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 26, 2004

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$36,000.00

MORTGAGOR(S): Eddie A. Munoz and Aileen L. Munoz, husband and wife

MORTGAGEE: Mortgage Electronic Registration Systems, Inc. as nominee for RBMG, Inc., its successors and/or assigns

DATE AND PLACE OF RECORDING: Recorded: August 27, 2004 Meeker County Recorder Document Number: 326999

ASSIGNMENTS OF MORTGAGE: And assigned to: Homeward Residential, Inc. Dated: October 22, 2012

Transaction Agent: Mortgage Electronic Registration Systems, Inc. Transaction Agent Mortgage Identification Number: 100014440001350891 Lender or Broker: RBMG, Inc. Residential Mortgage Servicer: Homeward Residential, Inc. Mortgage Originator: Not Applicable

COUNTY IN WHICH PROPERTY IS LOCATED: Meeker

Property Address: 286 Church St S, Eden Valley, MN 55329-1138 Tax Parcel ID Number: 24-0195000

LEGAL DESCRIPTION OF PROPERTY: Lot 5, less and except the West 55 feet thereof; and Lot 4, less the North 30 feet thereof, and also less and except the West 55 feet thereof, all in Block 2 of Rail's Addition to Eden Valley, according to the map or plat thereof on file or of record in the Office of the County Recorder in and for Meeker County.

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$33,669.81

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: December 27, 2012 at 10:00 AM

PLACE OF SALE: Sheriff's Main Office, 326 N. Ramsey, Litchfield, 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 June 27, 2013, or the next business day if June 27, 2013 falls on a Saturday, Sunday or legal holiday.

Mortgagor(s) released from financial obligation: NONE

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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.

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DATED: November 08, 2012 ASSIGNEE OF MORTGAGEE: Homeward Residential, Inc.

Wilford, Geske & Cook P.A. Attorneys for Assignee of Mortgagee 8425 Seasons Parkway, Suite 105 Woodbury, MN 55125-4393 (651) 209-3300

File Number: 026309F01