

# Public Notices

Publ. Oct. 19, 26, Nov. 2, 9, 16, 23, 2006  
**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 conditions of the following described mortgage:

DATE OF MORTGAGE: August 13, 2004

MORTGAGOR: Annette I. Urai, a single person.

MORTGAGEE: First Franklin Financial Corp.

DATE AND PLACE OF RECORDING: Recorded August 17, 2004, Meeker County Recorder, Document No. 326742.

ASSIGNMENTS OF MORTGAGE: Assigned to: National City Bank, Dated: September 22, 2006.  
LEGAL DESCRIPTION OF PROPERTY:

The West 71 feet of Lot 4, Block 1, Addition A to the Village of Dassel, according to the recorded plat thereof, Meeker County, Minnesota.

COUNTY IN WHICH PROPERTY IS LOCATED: Meeker

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$97,900.00

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE, INCLUDING TAXES, IF ANY, PAID BY MORTGAGEE: \$102,625.09

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: December 14, 2006 at 10:00 AM

PLACE OF SALE: Front Entrance, Meeker County Sheriff's Office, 326 North Ramsey, Litchfield, MN

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 six (6) months from the date of said sale by the mortgagor(s), their personal representatives or assigns.

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: October 4, 2006.

National City Bank  
Mortgagee/Assignee of Mortgagee  
USSET & WEINGARDEN P.L.L.P.

By: /s/Paul A. Weingarden  
Paul A. Weingarden  
Attorneys for Mortgagee/Assignee of Mortgagee

4500 Park Glen Road #120  
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(952) 925-6888  
76-424  
1044341031

**THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.**

Publ. Oct. 5, 12, 19, 26, Nov. 2, 9, 2006  
**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: December 9, 2005

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$70,800.00

MORTGAGOR(S): Carlos J. Puente and Tammy M. Puente, husband and wife

MORTGAGEE: Mortgagee Electronic Registration Systems, Inc.

DATE AND PLACE OF FILING: Filed December 19, 2005, Meeker County Recorder, Document No. 337530.

ASSIGNMENTS OF MORTGAGE: Assigned to: Deutsche Bank National Trust Company, as Trustee; Dated: September 19, 2006

LEGAL DESCRIPTION OF PROPERTY: Lot 6, in Block 1, of Rail's Addition to Eden Valley, now Rail's addition to the city of Eden Valley

COUNTY IN WHICH PROPERTY IS LOCATED: Meeker.

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: \$73,426.69

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: November 16, 2006, 10:00 a.m.

PLACE OF SALE: Sheriff's Main Office, 326 North Ramsey, Litchfield, MN 55355

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.

"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 FOR AGRICULTURAL PRODUCTION, AND ARE ABANDONED."

Dated: September 25, 2006  
Deutsche Bank National Trust Company, as Trustee  
Assignee of Mortgagee

SHAPIRO, NORDMEYER & ZIELKE, LLP  
BY /s/Kristine M. Spiegelberg  
Lawrence P. Zielke - 152559  
Diane F. Mach - 273788  
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Edina, MN 55439-2306  
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**THIS COMMUNICATION IS FROM A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**