

Public Notices

Publ. June 2, 2011
**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 03, 2005

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$359,650.00

MORTGAGOR(S): Leslie Corcoran and Michael Corcoran, wife and husband

MORTGAGEE: Mortgage Electronic Registration Systems, Inc.

DATE AND PLACE OF RECORDING:
Recorded: November 16, 2005 Meeker County Recorder
Document Number: 336819

ASSIGNMENTS OF MORTGAGE:
And assigned to: New York Community Bank as Servicer for the Federal Deposit Insurance Corporation as Receiver of AmTrust Bank
Dated: May 26, 2010
Recorded: June 23, 2010 Meeker County Recorder
Document Number: 365046

Transaction Agent: Mortgage Electronic Registration Systems, Inc.
Transaction Agent Mortgage Identification Number: 100162500053754108
Lender or Broker: Commonsense Mortgage, Inc.
Residential Mortgage Servicer: Nationstar Mortgage, LLC
Mortgage Originator: Not Applicable

COUNTY IN WHICH PROPERTY IS LOCATED: Meeker
Property Address: 73330 US Highway 12, Dassel, MN 55325-3580
Tax Parcel ID Number: 23-0595040

LEGAL DESCRIPTION OF PROPERTY: The East 590.00 feet of the West 1,785.05 feet of the following tract of land: That part of Government Lot Six (6) and that part of Government Lot A of Government Lot Five (5). Section

Twenty-six (26), Township One Hundred Nineteen (119) North, Range Twenty-nine (29) West, Meeker County, Minnesota, lying Northerly of the Northerly right of way line of U.S. Highway No. 12, EXCEPT that portion conveyed to State of Minnesota in Warranty Deed recorded in Book 666, page 443, Meeker County, Minnesota.

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$365,020.35

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 19, 2010 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 February 19, 2011, or the next business day if February 19, 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: July 01, 2010
ASSIGNEE OF MORTGAGEE: New York Community Bank as Servicer for the Federal Deposit Insurance Corporation as Receiver of AmTrust Bank

Wilford, Geske & Cook P.A.
Attorneys for Assignee of Mortgagee
Lawrence A. Wilford
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(651) 209-3300

File Number: 011831F01

**NOTICE OF POSTPONEMENT OF
MORTGAGE FORECLOSURE SALE**

The above referenced sale scheduled for August 19, 2010 at 10:00 AM has been postponed to October 21, 2010 at 10:00 AM in the Sheriff's Main Office, 326 N. Ramsey, Litchfield, Minnesota in said County and State.

DATED: August 19, 2010
ASSIGNEE OF MORTGAGEE: New York Community Bank as Servicer for the Federal Deposit Insurance Corporation as Receiver of AmTrust Bank

**NOTICE OF POSTPONEMENT OF
MORTGAGE FORECLOSURE SALE**

The above referenced sale scheduled

for October 21, 2010 at 10:00 AM has been postponed to December 30, 2010 at 10:00 AM in the Sheriff's Main Office, 326 N. Ramsey, Litchfield, Minnesota in said County and State.

DATED: October 21, 2010
ASSIGNEE OF MORTGAGEE: New York Community Bank as Servicer for the Federal Deposit Insurance Corporation as Receiver of AmTrust Bank

**NOTICE OF POSTPONEMENT OF
MORTGAGE FORECLOSURE SALE**

The above referenced sale scheduled for December 30, 2010 at 10:00 AM has been postponed by the mortgagor pursuant to Minn. Stat. § 580.07 Subd. 2 May 31, 2011 at 10:00 AM in the Sheriff's Main Office, 326 N. Ramsey, Litchfield, Minnesota in said County and State.

DATED: December 30, 2010
ASSIGNEE OF MORTGAGEE: New York Community Bank as Servicer for the Federal Deposit Insurance Corporation as Receiver of AmTrust Bank

**NOTICE OF POSTPONEMENT OF
MORTGAGE FORECLOSURE SALE**

The above referenced sale scheduled for May 31, 2011 at 10:00 AM has been postponed to June 30, 2011 at 10:00 AM in the Sheriff's Main Office, 326 N. Ramsey, Litchfield, Minnesota in said County and State.

DATED: May 31, 2011
ASSIGNEE OF MORTGAGEE: New York Community Bank as Servicer for the Federal Deposit Insurance Corporation as Receiver of AmTrust Bank

The redemption period shall be 5 weeks from the date of said sale.

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

File Number: 011831F01

Publ. June 2, 2011
**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 02, 2006

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$180,000.00

MORTGAGOR(S): Richard B. Miller and Lynn L. Miller, husband and wife

MORTGAGEE: Mortgage Electronic Registration Systems, Inc.

DATE AND PLACE OF RECORDING:
Recorded: September 19, 2006 Meeker County Recorder
Document Number: 343042

ASSIGNMENTS OF MORTGAGE:
And assigned to: BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING, LP
Dated: January 26, 2011
Recorded: January 27, 2011 Meeker County Recorder
Document Number: 368470

Transaction Agent: Mortgage Electronic Registration Systems, Inc.
Transaction Agent Mortgage Identification Number: 10004690000447321
Lender or Broker: American Sterling Bank
Residential Mortgage Servicer: BAC Home Loans Servicing, L.P.
Mortgage Originator: Not Applicable

COUNTY IN WHICH PROPERTY IS LOCATED: Meeker
Property Address: 36099 County State Highway 2, Watkins, MN 55389
Tax Parcel ID Number: 10-0247000

LEGAL DESCRIPTION OF PROPERTY: A part of the Government Lot 6, Section 22, Township 121 North, Range 30 West, described as follows to wit: Beginning at a point on the Westerly 33 foot right of way line of Public Road, which point is 1308 feet West of and

132 feet South of the Northeast corner of said Government Lot 6; thence South 32 degrees 08' West along right of way line 398.90 feet; thence South 32 degrees 18' West along right of way line 300 feet to the point of beginning for the tract herein described; thence continuing South 32 degrees 18' West along right of way line 110.45 feet; thence North 53 degrees 39' West 134.10 feet, more or less, to the highwater shore line of Clear Lake; thence along highwater shore line North 42 degrees 51' East 107.6 feet to the termination of Shore Line; thence South 53 degrees 44' East 125 feet to the point of beginning, the tract to include all land lying between the described highwater shore line and the adjacent water shore line. A part of Government Lot 6, Section 22, Township 121 North, Range 30 West, described as follows: Beginning at a point on the Westerly 33 foot right of way line of Public Road which is 1308 feet West of and 132 feet South of the Northeast corner of said Government Lot 6; thence South 32 degrees 08' West along the right of way line 398.90 feet; thence South 32 degrees 18' West along right of way line 250.0 feet to the point of beginning for tract herein described; thence continuing South 32 degrees 18' West along right of way line 50.0 feet; thence North 53 degrees 44' West 125.0 feet; more or less, to the highwater shore line of Clear Lake; thence along highwater shore line North 42 degrees 51' East 50.0 feet to the termination of shore line; thence South 53 degrees 51' East 115.70 feet to the point of beginning, the tract to include all land lying between the described highwater shore line and adjacent water shore line, according to the U.S. Government Survey thereof, Meeker County, Minnesota.

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$220,433.68

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 con-