

# Public Notices

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## NOTICE OF MORTGAGE FORECLOSURE SALE

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

DATE OF MORTGAGE: January 14, 2005

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$272,000.00

MORTGAGOR(S): Antonio V. Vidal, a married man

MORTGAGEE: Bankers Mortgage Company, LLC

DATE AND PLACE OF RECORDING:

Recorded: January 20, 2005

McLeod County Recorder

Document #: A349665

ASSIGNMENTS OF MORTGAGE:

And thereafter assigned to:

U.S. Bank, N.A.

Dated: January 14, 2005

Recorded: January 20, 2005

Document #: A349666

LEGAL DESCRIPTION OF PROPERTY:

The East 608 feet of the South 300 feet of the East Half of the Southwest Quarter Section 23, Township 115, Range 29, McLeod County, Minnesota, as measured along the South and East lines of said East Half of the Southwest Quarter

COUNTY IN WHICH PROPERTY IS LOCATED: McLeod

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$276,736.25

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: May 24, 2007  
10:00 A.M.

PLACE OF SALE: Sheriff's Main Office, Main Lobby, McLeod County Law Enforcement Center, Glencoe, MN

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), their personal representatives or assigns.

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: April 5, 2007

U.S. Bank, N.A.  
Assignee of Mortgagee

Wilford & Geske

Attorneys for Assignee of Mortgagee

Lawrence A. Wilford

James A. Geske

7650 Currell Boulevard, Suite 300

Woodbury, Minnesota 55125

(651)209-3300

File ID: 21397

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