

Public Notices

been instituted at law to recover the debt secured by said mortgage, or any part thereof; that there has been compliance with all pre-foreclosure notice and acceleration requirements of said mortgage, and/or applicable statutes;

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 13, 2007 at 10:00 a.m.

PLACE OF SALE: Meeker County Sheriff's office, 326 North Ramsey, Litchfield, Minnesota

to pay the debt then secured by said mortgage and taxes, if any actually paid by the mortgagee, on the premises and the costs and disbursements allowed by law. The time allowed by law for redemption by said mortgagor(s), their personal representatives or assigns is six (6) months from the date of sale.

“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 8, 2007

WELLS FARGO BANK, NA
Mortgagee

REITER & SCHILLER, P.A.

By: /s/Thomas J. Reiter

Thomas J. Reiter, Esq.

Rebecca F. Schiller, Esq.

Sarah J.B. Adam, Esq.

N. Kibongni Fondungallah, Esq.

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(W5223)

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.

Publ. Oct. 18, 25, 2007

Notice of meeting change Kingston Township

Kingston Township board will be changing their November 6 meeting to November 5. This is all due to Election Day. All meetings will remain the first Tuesday of the month unless stated otherwise.

Gail Schiefelbein / clerk
Kingston Township board

Publ. Oct. 18, 25, Nov. 1, 8, 15, 22,
2007

NOTICE OF MORTGAGE FORECLOSURE SALE THE RIGHT TO VERIFICATION OF THE DEBT AND IDENTITY OF THE ORIGINAL CREDITOR WITH- IN 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: March 24,
2006

MORTGAGORS: Luis M. Montano

and Susan M. Montano, husband and wife.

MORTGAGEE: Mortgage Electronic Registration Systems, Inc.

DATE AND PLACE OF RECORDING: Recorded March 29, 2006, Meeker County Recorder, Document No. 339390.

ASSIGNMENTS OF MORTGAGE: Assigned to: HSBC Bank USA, National Association as Trustee for Nomura Home Equity Loan, Inc. Asset-Backed Certificates, Series 2006-FM2, Dated: June 6, 2007, Recorded: June 25, 2007, Document No. 347998.

LEGAL DESCRIPTION OF PROPERTY:

The North 55 feet of Lot 1, Block 36, Town (now City) of Litchfield, according to the map or plat thereof on file or of record in the Office of the County Recorder in and for Meeker County.

COUNTY IN WHICH PROPERTY IS LOCATED: Meeker

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$95,200.00

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE, INCLUDING TAXES, IF ANY, PAID BY MORTGAGEE: \$102,100.63

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 13, 2007 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 3, 2007.

HSBC Bank USA, N.A. as Trustee
Mortgagee/Assignee of Mortgagee
USSET, WEINGARDEN AND LIEBO,
P.L.L.P.

By: /s/Paul A. Weingarden

Paul A. Weingarden

Attorneys for Mortgagee/Assignee of Mortgagee

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