

Public Notices

Transaction Agent Mortgage Identification Number : 100015700036964308
Lender or Broker : America's Wholesale Lender
Residential Mortgage Servicer : BAC Home Loan Servicing
Mortgage Originator : Not Applicable

LEGAL DESCRIPTION OF PROPERTY:

Lot 10 in Block 53 in the Townsite of Hutchinson, South Half, McLeod County, Minnesota.

COUNTY IN WHICH PROPERTY IS LOCATED: Mc Leod

Property Address: 317 5th Avenue Southwest Hutchinson, MN 55350
Tax Parcel ID No : 23-050-4210

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE:

\$151,737.03

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 25, 2009 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: October 13, 2009

U.S. Bank National Association as Trustee for the Holders of Bear Stearns ARM Trust, Mortgage Pass-Through Certificates, Series 2004-7

Assignee of Mortgagee

Wilford & Geske
Attorneys for Assignee of Mortgagee
Lawrence A. Wilford
James A. Geske

8425 Seasons Parkway
Suite 105
Woodbury, Minnesota 55125
(651)209-3300

File ID: 054975-16201

NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE SALE

The above referenced sale scheduled for November 25, 2009 at 10:00 a.m. has been postponed to December 17, 2009 at 10:00 a.m. at the Sheriff's Main Office, Main Lobby, McLeod County Law Enforcement Center, Glencoe, in said County and State.

Dated: November 25, 2009

U.S. Bank National Association, as Trustee for the Holders of Bear Stearns ARM Trust, Mortgage Pass-Through Certificates, Series 2004-7 Assignee of Mortgagee

Wilford & Geske, PA

Attorneys for Assignee of Mortgagee
Lawrence A. Wilford
James A. Geske

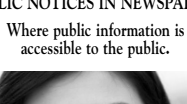
8425 Seasons Parkway, Suite 105
Woodbury, MN 55125
(651)209-3300
Client ID: 16201

PUBLIC NOTICE

Without public notices in the newspaper, you're left guessing.

Public notice is your right to know about the issues that directly affect your life. And, you can easily find public notices in the newspaper.

Without them, you're left to guess about what the government is doing in your community and how elected officials are spending your tax dollars. It is the government's responsibility to notify you of public information. The Leader is the place to find it.



PUBLIC NOTICES IN NEWSPAPERS.

Where public information is accessible to the public.

