

Public Notices

tained in said mortgage, the above described property will be sold by the Sheriff of said county as follows:

DATE AND TIME OF SALE: July 26, 2012, 10:00am

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 attorney's 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.

TIME AND DATE TO VACATE PROPERTY: If the real estate is an owner-occupied, single-family dwelling, unless otherwise provided by law, the date on or before which the mortgagor(s) must vacate the property, if the mortgage is not reinstated under section 580.30 or the property is not redeemed under section 580.23, is 11:59 p.m. on January 28, 2013.

"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: May 25, 2012

SHAPIRO & ZIELKE, LLP
BY _____
Lawrence P. Zielke - 152559
Diane F. Mach - 273788
Melissa L.B. Porter - 0337778
Ronald W. Spenser - 0104061
Stephanie O. Nelson - 0388918
Randolph W. Dawdy - 2160X
Gary J. Evers - 0134764
Attorney's for Mortgagee
12550 West Frontage Road, Ste. 200
Burnsville, MN 55337
(952) 831-4060

Publ. May 31, June 7, 14, 21, 28, & July 5, 2012

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: February 27, 2003

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$104,000.00

MORTGAGOR(S): William C. Isakson, and Kristie A. Isakson, Husband and Wife

MORTGAGEE: Mortgage Electronic Registration Systems, Inc.

TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc. MIN#: 100015700020457491

LENDER: First Residential Mortgage

SERVICER: Bank of America, N.A.

DATE AND PLACE OF FILING: Filed March 14, 2003, Meeker County Recorder, as Document Number A312717

ASSIGNMENTS OF MORTGAGE: Assigned to: Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing, LP FKA Countrywide Home Loans Servicing, LP; Dated: April 5, 2012 filed: April 16, 2012, recorded as document number 374826

LEGAL DESCRIPTION OF PROPERTY: North 70 feet of the East 133 Feet of Block U, Evergreen Park Addition to the City of Litchfield

PROPERTY ADDRESS: 34 Fuller Avenue South, Litchfield, MN 55355

PROPERTY IDENTIFICATION NUMBER: 27-1776000

COUNTY IN WHICH PROPERTY IS LOCATED: Meeker

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: \$101,172.10

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: July 12, 2012, 10:00am

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.

TIME AND DATE TO VACATE PROPERTY: If the real estate is an owner-occupied, single-family dwelling, unless otherwise provided by law, the date on or before which the mortgagor(s) must vacate the property, if the mortgage is not reinstated under section 580.30 or the property is not redeemed under section 580.23, is 11:59 p.m. on January 14, 2013.

"THE TIME ALLOWED BY LAW FOR REDEMPTION BY THE MORT-

GAGOR, 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: May 23, 2012

BANK OF AMERICA, N.A.
Assignee of Mortgagee

SHAPIRO & ZIELKE, LLP
BY _____
Lawrence P. Zielke - 152559
Diane F. Mach - 273788
Melissa L. B. Porter - 0337778
Ronald W. Spenser - 0104061
Stephanie O. Nelson - 0388918
Randolph W. Dawdy - 2160X
Gary J. Evers - 0134764
Attorneys for Mortgagee
12550 West Frontage Road, Ste. 200
Burnsville, MN 55337
(952) 831-4060

Publ. May 3, 10, 17, 24, 31, & June 7, 2012

NOTICE OF MORTGAGE FORECLOSURE SALE

DATE: April 18, 2012

YOU ARE NOTIFIED that default has occurred in the conditions of the following described Mortgage

INFORMATION REGARDING MORTGAGE TO BE FORECLOSED

- Date of Mortgage: August 2, 2004
- Mortgagors: James L. Anderson and Deanne M. Johnson
- Mortgagees: Central Minnesota Federal Credit Union
- Recording Information: Recorded on August 9, 2004, as Document Number 326502, in the Office of the County Recorder of Meeker County, Minnesota
- Assignments of Mortgage, if any: NONE

INFORMATION REGARDING MORTGAGED PREMISES

6. Tax parcel identification number of the mortgaged premises: 17-0255-001

7. Legal description of the mortgaged premises: That part of the Northeast Quarter of the Northwest Quarter (NE 1/4 of NW 1/4), Section 21, Township 121, Range 32, Meeker County, Minnesota, Described as follows: Commencing at the southwest corner of said NE 1/4 of NW 1/4; thence on an assumed bearing of North 00°12'29" West, along the west line thereof, a distance of 141.89 feet to the point of beginning of the tract to be described; thence North 70°07'48" East, a distance of 205.39 feet; thence North 65°41'48" East, a distance of 171.93 feet; thence North 50°08'39" East, a distance of 51.02 feet; thence North 19°17'15" East, a distance of 119.73 feet; thence North 13°49'23" West, a distance of 240.25 feet; thence South 84°49'26" West, a distance of 374.47 feet to said west line of NE 1/4 of NW 1/4; thence southerly, along said west line, a distance of 485.79 feet to the point of beginning; containing 3.94 acres, more or less; Together with an easement for purposes of ingress and egress over and across the following part of said NE 1/4 of NW 1/4: Said easement beginning at said southwest corner of NE 1/4 of NW 1/4; thence on an assumed bearing of North 00°12'29" West, along the west line thereof, a distance of 141.89 feet; thence North 70°07'48" East, a distance of 100.00 feet; thence South 49°56'43" West, a distance of 74.56 feet; thence South 21°03'36" West, a distance of 46.04 feet; thence South 06°18'19" West, a distance of 85.08 feet to the south line of said NE 1/4 of NW 1/4; thence westerly along the south line thereof, a distance of 10.58 feet to the point of beginning of said easement.

8. The physical street address, city, and zip code of the mortgaged premises: 52390 368th Street, Paynesville, MN 56352

OTHER FORECLOSURE DATA

9. The person holding the Mortgage: is not a transaction agent, as defined by Minn. Stat. 58.02, subd. 30. The name of the residential mortgage servicer and the lender or broker, as defined in Minn. Stat. 58.02 is Central Minnesota Federal Credit Union

10. If stated on the Mortgage, the name of the mortgage originator, as defined in Minn. Stat. 58.02, is Central Minnesota Federal Credit Union.

INFORMATION REGARDING FORECLOSURE

11. The requisites of Minn. Stat. 580.02 have been satisfied.

12. The original principal amount secured by the Mortgage was \$102,700.00.

13. At the date of this notice the amount due on the Mortgage, including taxes, if any, paid by the holder of the Mortgage, is: \$95,866.97.

14. Pursuant to the power of sale in the Mortgage, the Mortgage will be foreclosed, and the mortgaged premises will be sold by the Sheriff of Meeker County, Minnesota, at public auction on June 14, 2012 at 10:00 a.m. at the Meeker County Sheriff's Office, 326 N. Ramsey Avenue, Litchfield, MN 55355.

15. The time allowed by law for redemption by Mortgagor or Mortgagor's personal representatives or assigns is six (6) months after the date of sale.

16. Minn. Stat. 580.04(b) provides, "If the real estate is an owner-occupied, single-family dwelling, the notice must also specify the date on or before which the mortgagor must vacate the property if the mortgage is not reinstated under section 580.30 or the property redeemed under section 580.23." If this

statute applies, the time to vacate the property is 11:59 p.m. on December 14, 2012.

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.

Name of Mortgagee or Mortgage Assignee:
Central Minnesota Federal Credit Union
PO Box 10
Melrose, MN 56352

Name and address of Attorney for Mortgagee or Mortgage Assignee:
/s/Thomas H. Sellnow
Thomas H. Sellnow
Sellnow Law Office
229 Central Avenue
Long Prairie, MN 56347
(320) 732-1919 p
(320) 732-1922 f
File No. 12-1574

Publ. May 3, 10, 17, 24, 31, & June 7, 2012

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: 04/30/2003

MORTGAGOR(S): Gary A. Tangen and Barbara J. Tangen, husband and wife.

MORTGAGEE: Mortgage Electronic Registration Systems, Inc. as nominee for America's Wholesale Lender

SERVICER: Bank of America, N.A.

MORTGAGE ID #: 1000157-0002474833-3

DATE AND PLACE OF RECORDING: Recorded May 05, 2003, Meeker County Recorder, Document No. 314353.

ASSIGNMENTS OF MORTGAGE: Assigned to: BAC Home Loans Servicing LP fka Countrywide Home Loans Servicing LP Dated: April 08, 2011, Recorded October 21, 2011, Meeker County Recorder, Document No. 371935.

LEGAL DESCRIPTION OF PROPERTY: Lot One (1), Block Two (2), Quiet View, City of Litchfield, Meeker County, Minnesota

REGISTERED PROPERTY: No

TAX PARCEL NO.: 27-2350000

ADDRESS OF PROPERTY: 212 E. Hamburg St. Litchfield, MN 55355

COUNTY IN WHICH PROPERTY IS LOCATED: Meeker

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$206,400.00

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE, INCLUDING TAXES, IF ANY, PAID BY MORTGAGEE: \$199,178.95

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: Thursday, June 21, 2012, 10:00 a.m.

PLACE OF SALE: Main Lobby of the Sheriff's Office, 326 North Ramsey Avenue, City of Litchfield

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

DATE TO VACATE PROPERTY: The date on or before which the mortgagor must vacate the property if the mortgage is not reinstated under Minnesota Statutes section 580.30 or the property redeemed under Minnesota Statutes section 580.23 is 12/21/2012 at 11:59 p.m. If the foregoing date is a Saturday, Sunday or legal holiday, then the date to vacate is the next business day at 11:59 p.m.

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: April 27, 2012

Bank of America, National Association as successor by merger to BAC Home Loans Servicing, LP fka Countrywide

Home Loans Servicing, LP
Assignee of Mortgagee

Peterson, Fram & Bergman, P.A.
By: Steven H. Bruns

Attorneys for:
Bank of America, National Association as successor by merger to BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing, LP
Assignee of Mortgagee
55 E. 5th St., Suite 800
St. Paul, MN 55101
(651) 209-7599

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.

16751-110814

Publ. June 7, 2012

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: 08/17/2007

MORTGAGOR(S): Ronald Blankenship and Penney L. Blankenship, husband and wife.

MORTGAGEE: Mortgage Electronic Registration Systems, Inc. as nominee for Countrywide Bank, FSB

SERVICER: Bank of America, N.A.

MORTGAGE ID #: 1001337-000243032-6

DATE AND PLACE OF RECORDING: Recorded September 05, 2007, Meeker County Recorder, Document No. 349311.

ASSIGNMENTS OF MORTGAGE: Assigned to: Bank of America, National Association as successor by merger to BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing, LP Dated: November 16, 2011

LEGAL DESCRIPTION OF PROPERTY: Part of the Northeast Quarter of the Northeast Quarter (NE1/4 of NE1/4), in Section Eleven (11), Township One Hundred Nineteen (119), North (119-N), Range Thirty-one, West (31-W), described as follows: Commencing at a point on the East line of Armstrong Avenue in the City of Litchfield, One Hundred Thirty-five (135.0) feet North of the center of Eighth Street, if continued; thence running North along the East line of said Armstrong Avenue, a distance of Fifty (50.0) feet; thence due East a distance of One Hundred Eighty-four (184.0) feet to the Section line between Sections Eleven (11) and Twelve (12), of Township One Hundred Nineteen North (119-N), Range Thirty-one, West (31-W); thence South on said Section line a distance of Fifty (50.0) feet; thence West a distance of One Hundred Eighty-four (184.0) feet to the place of beginning, Meeker County, Minnesota

REGISTERED PROPERTY: No

TAX PARCEL NO.: 27-0012000

ADDRESS OF PROPERTY: 810 N. Armstrong Litchfield, MN 55355

COUNTY IN WHICH PROPERTY IS LOCATED: Meeker

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$102,000.00

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE, INCLUDING TAXES, IF ANY, PAID BY MORTGAGEE: \$103,677.19

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: Thursday, March 29, 2012, 10:00 a.m.

PLACE OF SALE: Main Lobby of the Sheriff's Office, 326 North Ramsey Avenue, City of Litchfield

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

DATE TO VACATE PROPERTY: The date on or before which the mortgagor must vacate the property if the mortgage is not reinstated under Minnesota Statutes section 580.30 or the property redeemed under Minnesota Statutes section 580.23 is 09/29/2012 at 11:59 p.m. If the foregoing date is a Saturday, Sunday or legal holiday, then the date to vacate is the next business day at 11:59 p.m.

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: January 29, 2012

Bank of America, National Association

as successor by merger to BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing, LP
Assignee of Mortgagee

Peterson, Fram & Bergman, P.A.
By: Steven H. Bruns

Attorneys for:
Bank of America, National Association as successor by merger to BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing, LP
Assignee of Mortgagee
55 E. 5th St., Suite 800
St. Paul, MN 55101
(651) 209-7599

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.

16751-113679

NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE SALE

NOTICE IS HEREBY GIVEN, that the above Mortgage Foreclosure Sale is hereby postponed to Thursday, May 3, 2012, at 10:00 a.m., Main Lobby of the Sheriff's Office, 326 North Ramsey Avenue, City of Litchfield in said County and State.

Dated: March 21, 2012

Bank of America, National Association as successor by merger to BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing, LP
Assignee of Mortgagee

Peterson, Fram & Bergman, P.A.
By: Steven H. Bruns

Attorneys for:
Bank of America, National Association as successor by merger to BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing, LP
Assignee of Mortgagee
55 E. 5th St., Suite 800
St. Paul, MN 55101
(651) 291-8955

16751-113679

NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE SALE

NOTICE IS HEREBY GIVEN, that the above Mortgage Foreclosure Sale is hereby postponed to Thursday, June 7, 2012, at 10:00 a.m., Main Lobby of the Sheriff's Office, 326 North Ramsey Avenue, City of Litchfield in said County and State.

Dated: April 26, 2012

Bank of America, National Association as successor by merger to BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing, LP
Assignee of Mortgagee

Peterson, Fram & Bergman, P.A.
By: Steven H. Bruns

Attorneys for:
Bank of America, National Association as successor by merger to BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing, LP
Assignee of Mortgagee
55 E. 5th St., Suite 800
St. Paul, MN 55101
(651) 291-8955

16751-113679

NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE SALE

NOTICE IS HEREBY GIVEN, that the above Mortgage Foreclosure Sale is hereby postponed to Thursday, July 26, 2012, at 10:00 a.m., Main Lobby of the Sheriff's Office, 326 North Ramsey Avenue, City of Litchfield in said County and State.

Dated: May 25, 2012

Bank of America, National Association as successor by merger to BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing, LP
Assignee of Mortgagee

Peterson, Fram & Bergman, P.A.
By: Steven H. Bruns

Attorneys for:
Bank of America, National Association as successor by merger to BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing, LP
Assignee of Mortgagee
55 E. 5th St., Suite 800
St. Paul, MN 55101
(651) 291-8955

16751-113679

Publ. June 7, 14, 21, 28, July 5, & 12, 2012

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: 01/19/2010

MORTGAGOR(S): Reneta G. Degner, a single person.