

Public Notices

NOTICE OF MORTGAGE FORECLOSURE SALE

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

DATE OF MORTGAGE: March 10, 2004

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$114,400.00

MORTGAGOR(S): Bradford C. Gran and Bridget C. Gran, husband and wife

MORTGAGEE: Mortgage Electronic Registration Systems, Inc.

DATE AND PLACE OF RECORDING:
Recorded: March 22, 2004 McLeod County Recorder
Document Number: A-341134

ASSIGNMENTS OF MORTGAGE:
And assigned to: Aurora Loan Services, LLC
Dated: August 19, 2010
Recorded: August 26, 2010 McLeod County Recorder
Document Number: 391861

Transaction Agent: Mortgage Electronic Registration Systems, Inc.
Transaction Agent Mortgage Identification Number: 100030200311001190
Lender or Broker: Cherry Creek Mortgage Company, Inc.
Residential Mortgage Servicer: Aurora Loan Services, LLC
Mortgage Originator: Not Applicable

COUNTY IN WHICH PROPERTY IS LOCATED: McLeod
Property Address: 650 Jefferson St SE, Hutchinson, MN 55350-2915
Tax Parcel ID Number: 23.148.0030

LEGAL DESCRIPTION OF PROPERTY: Lot 3 of Stearns' Subdivision of Lots 5, 6 and 7, Block 17, Bonniwells 2nd Addition to Hutchinson, McLeod County, Minnesota

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$117,545.04

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 04, 2011 at 10:00 AM

PLACE OF SALE: Sheriff's Main Office, Main Lobby, McLeod County Law Enforcement Center, Glencoe, 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 04, 2012, or the next business day if February 04, 2012 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: June 22, 2011
ASSIGNEE OF MORTGAGEE: Aurora Loan Services, LLC

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

File Number: 016484F05

MINNESOTA SECRETARY OF STATE ARTICLES OF ORGANIZATION FOR A LIMITED LIABILITY COMPANY MINNESOTA STATUTES CHAPTER 322B

Name of Company: Cj Property Management, LLC
Registered Office Address: 1530-C McDonald Drive SW, Hutchinson, Mn 55350

I, the undersigned, certify that I am signing this document as the person whose signature is required, or as the agent of the person(s) whose signature would be required who has authorized me to sign this document on his/her behalf, or in both capacities. I further certify that I have completed all required fields, and that the information in this document is true and correct and in compliance with the applicable chapter of Minnesota Statutes. I understand that by signing this document I am subject to the penalties of perjury as set forth in Section 609.48 as if I had signed this document under oath.

Organizer's Name: Cynthia A. Hoffman
Complete Address: 61830 193rd St, Litchfield, MN 55355

Filed: July 12, 2011
State of Minnesota, Department of State
Mark Ritchie, Secretary of State

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.

HUTCHINSON
Leader

PUBLIC NOTICES IN NEWSPAPERS.

Where public information is accessible to the public.

