

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: October 15, 2004

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$135,000.00

MORTGAGOR(S): Dwayne A. Hammer and Tracy Hammer, Husband and Wife

MORTGAGEE: First Franklin Financial Corp., subsidiary of National City Bank of Indiana

DATE AND PLACE OF RECORDING:

Recorded: October 19, 2004

McLeod County Recorder

Document #: A-347334

ASSIGNMENTS OF MORTGAGE:

And thereafter assigned to:

Deutsche Bank National Trust Company, as Trustee, on behalf of the holders of the First Franklin Mortgage Loan Trust 2004-FFH4 Asset-Backed Certificates, Series 2004-FFH4.

Dated: October 19, 2004

LEGAL DESCRIPTION OF PROPERTY:

Lot 9 in Block 56 in the South Half of the Townsite of Hutchinson, McLeod County, Minnesota

COUNTY IN WHICH PROPERTY IS LOCATED: McLeod

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$142,073.10

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: August 16, 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: June 28, 2007

Deutsche Bank National Trust Company,
as Trustee, on behalf of the holders of the
First Franklin Mortgage Loan Trust
2004-FFH4 Asset-Backed Certificates
Series 2004-FFH4
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:23435

L52,54,56,58,60,62

NOTICE OF PUBLIC SALE

Personal property belonging to Bertha Rannow and Cheryl Venable will be sold for cash to satisfy outstanding liens owed to First Minnesota Bank. Property included in the sale includes, but is not limited to furniture, household goods, televisions, collectibles, kitchen utensils, bicycles, riding lawn mower and too many other items to list. Inspection of the property to be sold can be viewed on Wednesday, August 1, 2007 from 1:00 P.M. to 3:00 P.M. at the former Buffalo Creek Consignment Building located at 821 East 11th Street, Glencoe. The sale will be conducted by submitting sealed bids to the law office of Theis & Long, P.A. At 703 East 11th Street Glencoe, Minnesota on or before 3:00 P.M. Friday, August 3, 2007. Sealed bids must include full payment of the bid amount via cash, check, money order or cashiers check. All items must be removed by the successful bidder on or before 3:00 P.M. August 8, 2007. Questions regarding this sale should be directed to Jeff Grant at 320-864-3161.

L56,58,60

STATE OF MINNESOTA COUNTY OF McLEOD

DISTRICT COURT
PROBATE DIVISION
FIRST JUDICIAL DISTRICT
Court File No. PR-07-1253

ESTATE OF:
LINDA DENISE CHERRINGTON
DECEDENT

NOTICE AND ORDER OF HEARING ON PETITION FOR FORMAL ADJUDICATION OF INTESTACY, DETERMINATION OF HEIRSHIP, APPOINTMENT OF PERSONAL REPRESENTATIVE AND NOTICE TO CREDITORS

It is Ordered and Notice is given that on July 23rd at 8:30 (a.m.) a hearing will be held in this Court at McLeod County Courthouse, 830 East 11th Street, Glencoe, Minnesota, for the adjudication of intestacy and determination of heirship of the Decedent, and for the appointment of **Steven H. Miller** whose address is: **57917 Tenquist Road, Askov, MN 55704** as personal representative of the Estate of the Decedent in an UNSUPERVISED administration. Any objections to the Petition must be filed with the Court prior to or raised at the hearing. If proper and if no objections are filed or raised, the personal representative will be appointed with full power to administer the Estate, including the power to collect all assets, pay all legal debts, claims, taxes and expenses, to sell real and personal property, and do all necessary acts for the Estate.

Notice is also given that (subject to Minn. Stat. 524.3-801) all creditors having claims against the Estate are required to present the claims to the personal representative or to the Court Administrator within four months after the date of this Notice or the claims will be barred.
Dated June 21, 2007

Tom Bibus,
Judge of District Court
Robert L. Schmidt,
Court Administrator
Amy Hahn,
Deputy Probate Registrar

Attorney for Personal Representative

Neil J. Jensen
JENSEN LAW OFFICE
22 North Main Street
Hutchinson, MN 55350
(320)587-2046
50088

L54,56

