

Public Notices

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NOTICE OF MORTGAGE FORECLOSURE SALE

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

DATE OF MORTGAGE: November 03, 2006

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$238,500.00

MORTGAGOR(S): Lenore Richard and Wendell Richard, wife and husband

MORTGAGEE: Mortgage Electronic Registration Systems, Inc.

DATE AND PLACE OF RECORDING: Recorded: December 01, 2006 McLeod County Recorder Document Number: A 366747

LOAN MODIFICATION: Dated: July 01, 2009 Recorded: November 13, 2009 Document Number: A 387012

ASSIGNMENTS OF MORTGAGE: And assigned to: American Home Mort-

gage Servicing, Inc. Dated: December 11, 2008 Recorded: December 22, 2008 McLeod County Recorder Document Number: A 381046

And assigned to: Liquidation Properties, Inc. Dated: February 19, 2009 Recorded: February 25, 2009 McLeod County Recorder Document Number: A 382147

And assigned to: FV-1, Inc. in trust for Morgan Stanley Mortgage Capital Holdings LLC Dated: May 18, 2011

Transaction Agent: Mortgage Electronic Registration Systems, Inc. Transaction Agent Mortgage Identification Number: 100425240011076269 Lender or Broker: Nationpoint, a division of National City Bank Residential Mortgage Servicer: AMS Servicing, LLC Mortgage Originator: Not Applicable

COUNTY IN WHICH PROPERTY IS LOCATED: McLeod Property Address: 287 Lindbergh Trl,

Glencoe, MN 55336-3402 Tax Parcel ID Number: 04-023-0800

LEGAL DESCRIPTION OF PROPERTY: That part of the Northeast 1/4 of the Northwest 1/4 of Section 23 in Township 115 North of Range 28 West of the 5th Principal Meridian described as follows: Commencing at the Northeast corner of the Northwest 1/4 of said Section 23; thence West 386.80 feet to the Northwest corner of cemetery, thence South along the West side of said cemetery for 149.20 feet; thence South 49 degrees 13 minutes East, along the South side of said cemetery for 328.50 feet to the centerline of the T.H. 212; thence South 36 degrees 53 minutes West, along said centerline for 550.00 feet to the point of beginning, thence continuing South 36 degrees 53 minutes West, along said centerline for 100.00 feet; thence North 49 degrees 13 minutes West, for 230.00 feet; thence North 36 degrees 53 minutes East, for 100.00 feet; thence South 49 degrees 13 minutes East, for 230.00 feet to the point of beginning, McLeod County, Minnesota.

AMOUNT DUE AND CLAIMED TO BE

DUE AS OF DATE OF NOTICE: \$310,177.81

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: May 22, 2012 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 November 26, 2012, or the next business day if November 26, 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 EN-

TERED 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 07, 2012 ASSIGNEE OF MORTGAGEE: FV-1, Inc. in trust for Morgan Stanley Mortgage Capital Holdings 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: 015679F01