

PUBLICNOTICES

Publ. Feb. 7, 14, 21, 28, Mar. 7 & 14, 2013

NOTICE OF MORTGAGE FORECLOSURE SALE

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

DATE OF MORTGAGE: May 01, 2006

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$89,600.00

MORTGAGOR(S): Kevin J. Erickson, married, and James C. Hanson, Jr. Married

MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as nominee for SunTrust Mortgage, Inc., its successors and/or assigns

DATE AND PLACE OF RECORDING: Recorded: June 14, 2006 Meeker County Recorder Document Number: 341048

ASSIGNMENTS OF MORTGAGE: And assigned to: SunTrust Mortgage, Inc. Dated: January 03, 2012 Recorded: January 06, 2012 Meeker County Recorder Document Number: 373207

Transaction Agent: Mortgage Electronic Registration Systems, Inc. Transaction Agent Mortgage Identification Number: 100010401446831337 Lender or Broker: SunTrust Mortgage, Inc. Residential Mortgage Servicer: SunTrust Mortgage, Inc. Mortgage Originator: Not Applicable

COUNTY IN WHICH PROPERTY IS LOCATED: Meeker Property Address: 510 2nd St N, Dassel, MN 55325-4578 Tax Parcel ID Number: 23-0047000

LEGAL DESCRIPTION OF PROPERTY: Lots 7 and 8, except the East 40 feet of Lots 7 and 8, Block 1, Town (now City) of Dassel, excluding the Highway right of way, Meeker County, Minnesota

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$93,737.73

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: March 28, 2013 at 10:00 AM

PLACE OF SALE: Sheriff's Main Office, 326 N. Ramsey, Litchfield, 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 September 30, 2013, or the next business day if September 30, 2013 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 PER-

SONAL 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: February 07, 2013 ASSIGNEE OF MORTGAGEE: SunTrust Mortgage, Inc.

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

File Number: 023438F03

Publ. Feb. 7, 14, 21, 28, Mar. 7, & 14, 2013

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 16, 2001

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$65,550.00

MORTGAGOR(S): Daniel J. Kerkvliet, Single

MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as nominee for America's Wholesale Lender, its successors and/or assigns

DATE AND PLACE OF RECORDING: Recorded: November 19, 2001 Meeker County Recorder Document Number: 300923

ASSIGNMENTS OF MORTGAGE: And assigned to: Nationstar Mortgage LLC Dated: June 21, 2012 Recorded: June 28, 2012 Meeker

County Recorder Document Number: 376093

Transaction Agent: Mortgage Electronic Registration Systems, Inc. Transaction Agent Mortgage Identification Number: 1000157-0000682960-6 Lender or Broker: America's Wholesale Lender Residential Mortgage Servicer: Nationstar Mortgage LLC Mortgage Originator: Not Applicable

COUNTY IN WHICH PROPERTY IS LOCATED: Meeker Property Address: 522 E 3rd St, Litchfield, MN 55355-2316 Tax Parcel ID Number: 27-1639000

LEGAL DESCRIPTION OF PROPERTY: The West 6 feet of the North 150 feet of Lot One (1) and the East 54 feet of the North 150 feet of Lot Two (2), all in Block Six (6), Angier's Addition to Litchfield

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$60,398.63

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: March 28, 2013 at 10:00 AM

PLACE OF SALE: Sheriff's Main Office, 326 N. Ramsey, Litchfield, 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 September 30, 2013, or the next business day if September 30, 2013 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: February 07, 2013 ASSIGNEE OF MORTGAGEE: Nationstar Mortgage LLC

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

File Number: 024396F02

Publ. Jan. 17, 24, 31, Feb. 7, 14, & 21, 2013

NOTICE OF MORTGAGE FORECLOSURE SALE

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

DATE OF MORTGAGE: August 26, 2004

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$36,000.00

MORTGAGOR(S): Eddie A. Munoz and Aileen L. Munoz, husband and wife

MORTGAGEE: Mortgage Electronic Registration Systems, Inc. as nominee for RBMG, Inc., its successors and/or assigns

DATE AND PLACE OF RECORDING: Recorded: August 27, 2004 Meeker County Recorder Document Number: 326999

ASSIGNMENTS OF MORTGAGE: And assigned to: Homeward Residential, Inc. Dated: August 27, 2012 Recorded: October 07, 2012 Meeker County Recorder Document Number: 377661

Transaction Agent: Mortgage Electronic Registration Systems, Inc. Transaction Agent Mortgage Identification Number: 100014440001350891 Lender or Broker: RBMG, Inc. Residential Mortgage Servicer: Homeward Residential, Inc. Mortgage Originator: Not Applicable

COUNTY IN WHICH PROPERTY IS LOCATED: Meeker Property Address: 286 Church St S, Eden Valley, MN 55329-1138 Tax Parcel ID Number: 24-0195000

LEGAL DESCRIPTION OF PROPERTY: Lot 5, less and except the West 55 feet thereof; and Lot 4, less the North 30 feet thereof, and also less and except the West 55 feet thereof, all in Block 2 of Rail's Addition to Eden Valley, according to the map or plat thereof on file or of record in the Office of the County Recorder in and for Meeker County.

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$34,098.20

THAT all pre-foreclosure requirements