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Public Notices

Public Notice

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 conditions of the following described mortgage: DATE OF MORTGAGE: November 9, 2006 MORTGAGOR: Sharon E Anderson, a single woman. MORTGAGEE: Mortgage Electronic Registration Systems, Inc. DATE AND PLACE OF RECORDING: Recorded December 11, 2006 Koochiching County Recorder, Document No. A000258060. ASSIGNMENTS OF MORTGAGE: Assigned to: U.S. Bank, National Association, as successor trustee to Bank of America, N.A., as successor by merger to LaSalle Bank, N.A., as Trustee for the Holders of the Merrill Lynch First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-FF2. Dated June 16, 2009 Recorded June 29, 2009, as Document No. A000265986; corrected by Corrective Assignment of Mortgage Dated August 15, 2012 Recorded August 31, 2012, as Document No. A000275417; and also by Document Dated May 21, 2012 Recorded June 4, 2012, as Document No. A000274635.

TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc. TRANSACTION AGENT'S MORTGAGE IDENTIFICATION NUMBER ON MORTGAGE: 100425240011201875 LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON MORTGAGE: First Franklin a Division of National City Bank RESIDENTIAL MORTGAGE SERVICER:

Select Portfolio Servicing, Inc. MORTGAGED PROPERTY ADDRESS: 3454 County Road 46, International Falls, MN 56649 TAX PARCEL I.D. #: 98-004-00291 LEGAL DESCRIPTION OF PROPERTY: That part of Lot 29, Brenns Beach, lying Northerly of a line lying 375 feet Southerly and parallel with the North boundary of said Lot 29, Koochiching County, Minnesota. COUNTY IN WHICH PROPERTY IS LOCATED: Koochiching ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$114,000.00 AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE, INCLUDING TAXES, IF ANY, PAID BY MORTGAGEE: \$135,235.01 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: December 5, 2013 at 10:00 AM PLACE OF SALE: Sheriff's Office, Law Enforcement Center, International Falls, MN 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 six (6) months from the date of said sale by the mortgagor(s), their personal representatives or assigns unless reduced to Five (5) weeks under MN Stat. §580.07.

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 June 5, 2014, unless that date falls on a weekend or legal holiday, in which case it is the next weekday, and unless the re-

demption period is reduced to 5 weeks under MN Stat. Secs. 580.07 or 582.032.

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: September 23, 2013 U.S. Bank National Association, as Trustee Mortgagee/Assignee of Mortgagee

USSET, WEINGARDEN AND LIEBO, P.L.L.P. Attorneys for Mortgagee/Assignee of Mortgagee 4500 Park Glen Road #300 Minneapolis, MN 55416 (952) 925-6888 38 - 13-004755 FC

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.

The Journal
October 5th, 12th, 19th, 26th, &
November 2nd, 9th, 2013

Public Notice

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 conditions of the following described mortgage: DATE OF MORTGAGE: November 2, 2007 MORTGAGOR: Jill A. Tilander and Tony R. Tilander, wife and husband. MORTGAGEE: Mortgage Electronic Registration Systems, Inc. DATE AND PLACE OF RECORDING: Recorded November 7, 2007 Koochiching County Recorder, Document No. A000260999. ASSIGNMENTS OF MORTGAGE: Assigned to: QR Lending, a division of First Federal Bank of Florida. Dated August 21, 2013 Recorded September 4, 2013, as Document No. A000278660. TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc. TRANSACTION AGENT'S MORTGAGE IDENTIFICATION NUMBER ON MORTGAGE: 10046420007104980 LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON MORTGAGE: Trustar Federal Credit Union RESIDENTIAL MORTGAGE SERVICER: LoanCare, A Division of FNF Servicing, Inc. MORTGAGED PROPERTY ADDRESS: 2520 Crescent Drive, International Falls, MN 56649 TAX PARCEL I.D. #: 92-105-00070 LEGAL DESCRIPTION OF PROPERTY: Lot 7, Auditor's Plat 13 and that part of the North 150 feet of the South 270 feet of the SW 1/4 SE 1/4, Section 3, Township 70, Range 24, which lies between two lines running parallel with and a distance of 75 feet and 170 feet Westerly of the centerline of the Southerly extension of Second Street West COUNTY IN WHICH PROPERTY IS LOCATED: Koochiching ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$56,450.00 AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE, INCLUDING TAXES, IF ANY, PAID BY MORTGAGEE: \$65,846.88 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: December 5, 2013 at 10:00 AM PLACE OF SALE: Sheriff's Office, Law Enforcement Center, International Falls, MN 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 six (6) months from the date of said sale by the mortgagor(s), their personal representatives or assigns unless reduced to Five (5) weeks under MN Stat. §580.07.

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 June 5, 2014, unless that date falls on a weekend or legal holiday, in which case it is the next weekday, and unless the redemption period is reduced to 5 weeks under MN Stat. Secs. 580.07 or 582.032.

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: September 24, 2013

QR Lending, a division of First Federal Bank of Florida

Mortgagee/Assignee of Mortgagee

USSET, WEINGARDEN AND LIEBO, P.L.L.P. Attorneys for Mortgagee/Assignee of Mortgagee 4500 Park Glen Road #300 Minneapolis, MN 55416 (952) 925-6888 100 - 13-006568 FC

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NOTICE OF MORTGAGE FORECLOSURE SALE

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NOTICE IS HEREBY GIVEN, that default has occurred in conditions of the following described mortgage: DATE OF MORTGAGE: July 7, 2005 MORTGAGOR: Clark James Eddy, unmarried man. MORTGAGEE: Washington Mutual Bank, FA, a federal association. DATE AND PLACE OF RECORDING: Recorded July 19, 2005 Koochiching County Recorder, Document No. A000252682. ASSIGNMENTS OF MORTGAGE: Assigned to: Wells Fargo Bank, N.A. as trustee for Freddie Mac Securities REMIC Trust, Series 2005-S001. Dated July 23, 2013 Recorded July 29, 2013, as Document No. A000278329. TRANSACTION AGENT: NONE TRANSACTION AGENT'S MORTGAGE IDENTIFICATION NUMBER ON MORTGAGE: NONE LENDER OR BROKER AND MORT-