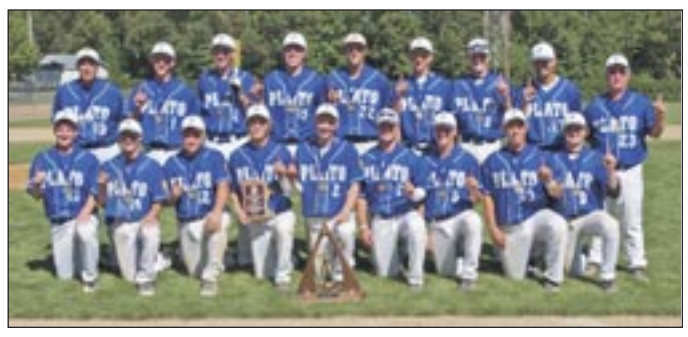
Last-out HR-oics

Chronicle photos by Lee Ostrom

3 balls and 2 strikes. One on and 2 out in the bottom of the seventh; Plato Post 641 batting and trailing Ely 3-2 in the Aug. 4 championship game of the American Legion's Division II state tournament at Sacred Heart. Adam Prehn sees a fastball and bashes it on a rising line over the fence a shade left of straightaway center for a walk-off 2-run HR. Plato later finishes a 20-6 season at the Central Plains Region.



The oldest beneficiary of the Tim Orth Memorial Foundation's 14th-annual event met the youngest when Max Karels (age 17, Brownton, stage 2 cancer) held Sammy Schumann (13 months, Litchfield, hypoplastic left heart syndrome) outside the GSL gymnasium.

GSL senior Ethan Maass was an all-star athlete for all seasons in 2012, excelling as a guard in basketball, a pitcher/center fielder in baseball and a safety in football. For his stellar play in the latter, the StarTribune newspaper named Maass to its 2012 All-Metro first team. Maass also was voted MVP of the Division II American Legion state baseball tournament, won by Plato Post 641.

Whether the game is basketball or volleyball, GSL senior Clarissa Ober plays at an All-Wright County Conference level, and frequently beyond.

New inductees to the GSL Panther Hall of Fame, saluted at an early-October banquet, were (from left) Robyn (Ruschmeier) Courchane, Dave Dose and Mary Resch.

Jake Stuedemann (5) helped the GSL football win a WCC West Division title and finish 8-2 overall.

Chronicle photos by Lee Ostrom

Best at State

On June 9, 2012, the Glencoe-Silver Lake 4x400-meter relay of (from left) seniors Dylan Jenkins, Mitch Thompson, Mitch Sanchez and anchor Greg Ober, a junior, posted a gold-medal-winning time of 3 minutes, 24.85 seconds. Not only was the time .81 faster than any of the other Class A finalists, it obliterated a school record that had stood alone since 1978 — indeed, a time of 3:27.1 set by Glencoe Eagles Tom Hueser, Dan Wandrei, Lans Rothfusz and Jim Jensen. The new holders' previous best time was 3:27.98, which they posted at the 2012 Section 2 meet.

GSL 11th-grader Tori Burr was an all-stater in cross country after placing 16th at the Class A spectacular in early November at St. Olaf College.

Lee Ostrom

Chronicle sports editor Lee Ostrom is at leeo@glencoenews.com

Happy to win any tournament

The Glencoe-Silver Lake/Lester Prairie wrestling team did not celebrate a state title in 2012. Neither a section nor a conference crown, either.

What the Panthers got pretty excited about winning, though, was the eight-team Ogilvie Lions Invitational on Jan. 9. And why wouldn't they?

After outpointing runner-up Sartell-St. Stephen, 240.5 tallies to 217, GSL/LP claimed its first tournament team championship of any kind since the 2006 wrestlers won the Verne Gagne Duals in Mound on Jan. 9 of that year.

To locate the last time a GSL wrestling team won a traditional style of tourney, one had to go back to Dec. 11, 2004, and Prior Lake's Ron Edwards Classic.

At Ogilvie, Michael Donnay, Brandon Richter, Mitchell Hartwig and Dalton Clouse all won individual titles.

By season's end, Donnay, Hartwig, Clouse and Jacob Jewett had completed years of 30 wins or more. Richter, meanwhile, had notched 25. However, no individual section titles, either.

No dramatic home runs on a state stage. No state matches for the team or individuals,

Still, lots to celebrate in '12.

Junior Steph Klockmann helped power the 2012 GSL volleyball team to a 25-4 season. After seven straight losing years (14-43) in the WCC, the '12 Panthers were 8-2, good for third place.

GSL Panther Winter Sports

BOYS' BASKETBALL

December
07....at Watertown-May. .W,80-63
11....at Jefferson.....L,64-57
13....Hutchinson W,65-64
15....New Ulm.....W,77-67
18....at Waconia.....L,91-69
21....Rocori.....W,67-60
28....GSL tourney: vs. Spectrum.....W,86-36
29....GSL tourney: vs.Holy Family.....W,72-59

January
05....Jordan.....3:00
08....at Dassel-Cokato 7:30
11....at Mound-Wtka. 6:30
12....NYA Central.....7:30
15....N.London-Spicer.....7:30
18....Orono.....7:30
19....at Faribault.....7:30
22....at Litchfield 7:30
25....at Hutchinson.....7:30
29....at Annandale.....7:30

February
01....HF Catholic.....7:30
08....Dassel-Cokato 7:30
09....Mound-Wtka. 7:30
11....at Sibley East.....7:30
14....at N.London-Sp. 7:30
19....Litchfield 7:30
22....Delano 7:30
26....Annandale 7:30

March
Section 5(AA) Tourney
07....1st Round

GIRLS' BASKETBALL

November
27....at St.Peter.....L,69-48
29....at Jordan L,69-35

December
04....at Belle Plaine L,58-54
06....Marshall.....L,68-38
11....New Prague.....L,59-45
14....at Annandale L,55-42
20....Mayer Lutheran ..W,46-37
28....vs. Luverne 7:30

January
05....at New Ulm 3:00
08....Dassel-Cokato 7:30
11....at Mound-Wtka. 7:45
12....NYA Central.....6:00
15....at N.London-Spicer...7:30
18....at Orono.....7:30
22....Litchfield 7:30
25....Hutchinson.....7:30
29....Annandale 7:30

February
01....at HF Catholic.....7:30
05....Spectrum 7:30
07....at Dassel-Cokato 7:30
09....Mound-Wtka. 6:00
12....N.London-Sp. 7:30
15....Waconia.....7:30
19....at Litchfield 7:30
22....at Delano 7:30
Section 2(AAA) Tourney
26....1st Round

March
Section 2(AAA) Tourney
02....2nd Round

GYMNASTICS

November
30....Annandale.....114.7

December
01....at Becker Inv. .....
08....at Northfield Inv. .....
13....at WM triangular .....
15....at St. Peter.....
21....Orono.....

January
08....at Litchfield 6:00
11....Dassel-Cokato 6:00
18....Waconia.....6:00
19....GSL Invite.....noon
24....Delano 6:00
26....at Northfield Inv.....10:30

February
01....Mound-Wtka. 6:00
06....at NL-Spicer.....6:00
Section 2(A) Meet
15....at Watertown.....TBA

WRESTLING

December
01....GSL-Don Hall 4th
08 ...at Andover Inv. 2nd
13....at Litchfield W,53-14
.....vs. Dassel-Cok. ..W,42-30
15....at Richfield Inv. 2nd,2-1
20....at Hutch: NLS L,66-9
.....vs. Ann/ML.....L,60-8

January
03....GSL 2D (with Waconia, Hutchinson).....6:00
05....at Ogilvie Inv 10:00
08....at WM 2D.....6:30
10....GSL 2D (with Delano, Orono).....6:00
12....at Zimmerman Inv. ...9:00
19....at LCWM Invite 10:00
22....St.Peter (at LP).....6:00
24....GSL 2D (with Mound-Wtka., Hutch).....6:00
25....at N.Prague 2D.....5:00
31....at HLWW.....6:30

February
01....WCC, at Delano.....3:30
08....at MW Invite.....5:00
09....at DC Invite.....10:00
Section 2(AA) Tourney
14....Teams, 1st rounds ....TBA
22-23..Indys, at Waconia ..TBA

GSL boys win their own holiday tourney

By Lori Copler
Staff Writer

The GSL boys' cage squad won its own holiday tournament this past weekend, overwhelming Spectrum 87-36 Friday and staving off Wright County Conference foe Holy Family 72-59 in Saturday night's championship game.

Despite the 13-point win margin, Saturday night's game was pretty typical of Wright County basketball, with the Fire constantly nipping at GSL's heels.

After allowing Holy Family the opening bucket, GSL rattled off seven unanswered points to build a 9-2 lead, with Holy Family calling a timeout after the first 2-1/2 opening minutes of play.

After that, the game got much more aggressive.

"Holy Family picked up the aggressiveness after that — they had to," said GSL Coach Robb DeCorsey. "We play a pretty aggressive game, and they had to play harder to match that."

The Fire got back into the game, sometimes catching up to the Panthers, but never really taking a lead.

The Panthers took a 36-29 lead into the halftime break.

"We started out decently and played a good first half," said DeCorsey.

Again, the Fire kept closing the gap and then falling behind again.

"What really kept them (Holy Family) in the game was their offensive rebounding," said DeCorsey. "I'm sure they were in the 15 to 20 range for offensive rebounds. They were getting second, third and even fourth shots off."

DeCorsey said he was pleased with his team for both ball control on offense and its defensive efforts.

Turnovers were a problem earlier in the year, "but we've cut our turnovers about in half."

In fact, said DeCorsey, the defense is now forcing turnovers and fast-break opportunities.

"Greg Ober is everywhere on defense; he's really become a leader," said DeCorsey. "The other guys have been feeding off Greg's defensive energy and really stepping it up."

Toward the end of the game, the Panthers built their lead and ended up on top 72-59, having out-scored their opponents 36-30 in the second half.

Point guard Ethan Maass paced the Panthers with 28 points, with Keaton Anderson dropping in 21. Greg Ober contributed nine. Holy Family guard Joe Hanel scored 17 points to pace the Fire.

*****

The Spectrum Sting are in a rebuilding year, having lost most of their starters to graduation.

"They're mostly juniors and sophomores with a couple of freshmen," said DeCorsey. "We probably over-matched them, but we still played hard."

And, on the plus, the bench got significant playing time in the second half of Friday's game.

"The bench saw 13 to 14 minutes of play in the second half," said DeCorsey. "It's always fun to get them that experience."

GSL out-scored Spectrum 52-17 in the first half, and 34-19 in the second.

Four Panthers scored in double digits — Anderson, 19; Maass, 18; Coleton Draeger, 15; and Garrett Ober, 11. Also contributing were Eric Thalmann, six; freshman Jacob Popelka, five; and Reed Dunbar, four.

*****

The Panthers have just one game this week, a Saturday afternoon (3 p.m. start) tilt with 4-1 Jordan on the GSL home court.

"They aren't big — their biggest guy is probably 6-2 — but they're quick, they handle the ball well and they're shooters," said DeCorsey.

*****

The weekend's wins boost the GSL record to 6-2 overall.

"We're out to a good start," said DeCorsey. "I'm so proud of how hard the guys play."

Chronicle photos by Lori Copler

GSL wing Ethan Maass drives hard against Holy Family's Kyle Schumer in Saturday night's championship game of the Panthers' holiday tournament. New Ulm High School won the consolation game over the Spectrum Sting.

Submitted photo

4th at Grand Nationals

Aaron Donnay of Glencoe raced in the BMX Grand Nationals in Tulsa, Okla., on Nov. 23-25. Donnay, a member of Team Broadway Cycle, placed fourth out 42 competitors in the 14-Intermediate classification. Other locals who raced in Tulsa were Nick Pagel, Anthony LaPlante and Ashton LaPlante.

Trenton Draeger seeks out a teammate to pass to after driving along the baseline in Saturday night's game. Defending him is the Fire's Justin Dahl, a 6-9 sophomore.

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Legal Notices

Probate

STATE OF MINNESOTA
DISTRICT COURT
PROBATE DIVISION
FIRST JUDICIAL DISTRICT
COUNTY OF MCLEOD
Court File Number: 43-PR-12-1956
In Re: Estate of
Mary JB Wong
a/k/a Mary J. Wong
Decedent
NOTICE OF INFORMAL PROBATE OF WILL AND APPOINTMENT OF PERSONAL REPRESENTATIVE AND NOTICE TO CREDITORS

Notice is given that an application for informal probate of will and informal appointment of personal representative was filed with the Registrar, along with a will dated January 3, 2003. The Registrar accepted the application and appointed Julie Herrmann, whose address is 9335 Rhoy Avenue, Chaska, Minnesota 55318, to serve as the personal representative of the decedent's estate.

Any heir, devisee or other interested person may be entitled to appointment as personal representative or may object to the appointment of the personal representative. Unless objections are filed with the Court (pursuant to Minn. Stat. §524.3-607) and the Court otherwise orders, the personal representative has full power to administer the Estate including, after 30 days from issuance of letters, the power to sell, encumber, lease or distribute real estate.

Any objections to the probate of the will or appointment of the Personal Representative must be filed with this Court and will be heard by the Court after the filing of an appropriate petition and proper notice of hearing.

Notice is also given that (subject to Minn. §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 (4) months after the date of this notice or the claims will be barred.

Dated: December 18, 2012
/s/ Karen Messner
Registrar
/s/ Amy Hill
Court Administrator Deputy
Michael J. Long
GAVIN, WINTERS, TWISS, THIEMANN & LONG, LTD.
1017 Hennepin Ave. N.
Glencoe, MN 55336
(320) 864-5142
Atty. ID#64385
(Published in The McLeod County Chronicle December 26, 2012 and January 2, 2013)

Foreclosure

NOTICE OF MORTGAGE FORECLOSURE SALE
THE RIGHT OF 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: May 8, 2009

MORTGAGOR: Patricia A. Weibel and Paul J. Weibel, as joint tenants, wife and husband.

MORTGAGEE: Mortgage Electronic Registration Systems, Inc.

DATE AND PLACE OF RECORDING: Recorded June 1, 2009, McLeod County Recorder, Document No. A383885

ASSIGNMENTS OF MORTGAGE: Assigned to: Freedom Mortgage Corporation.

TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc.

TRANSACTION AGENT'S MORTGAGE IDENTIFICATION NUMBER ON MORTGAGE: 100073000833161904

LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON MORTGAGE: Freedom Mortgage Corporation

RESIDENTIAL MORTGAGE SERVICER: LoanCare, a Division of FNF Servicing, Inc.

MORTGAGE PROPERTY ADDRESS: 120 Lewis Avenue West, Winsted, MN 55395

TAX PARCEL I.D. #: 21-077-0240

LEGAL DESCRIPTION OF PROPERTY:

Lot Nine (9); and the Easterly sixty (60) feet of Lot Eight (8), Block Two (2), Barrett's Addition to the village of Winsted Lake, McLeod County, Minnesota.

COUNTY IN WHICH PROPERTY IS LOCATED: McLeod

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: $165,023.00

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE, INCLUDING TAXES, IF ANY, PAID BY MORTGAGEE: $172,484.52

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: January 16, 2013 at 10:00 AM

PLACE OF SALE: Sheriff's Office, Law Enforcement Center, Main Lobby, Glencoe, 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 July 16, 2013, 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: November 14, 2012
Freedom Mortgage Corporation
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
100-12-006377 FC
THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.
(Published in The McLeod County Chronicle November 28, December 5, 12, 19, 26, 2012 & January 2, 2013)

Foreclosure

NOTICE OF MORTGAGE FORECLOSURE SALE
THE RIGHT OF 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: December 8, 2006

MORTGAGOR: Gene L. Wilenius Jr. and Donetta M. Wilenius, wife and husband.

MORTGAGEE: Mortgage Electronic Registration Systems, Inc.

DATE AND PLACE OF RECORDING: Recorded December 11, 2006 McLeod County Recorder, Document No. A-366927.

ASSIGNMENTS OF MORTGAGE: Assigned to: JPMorgan Chase Bank, National Association.

TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc.

TRANSACTION AGENT'S MORTGAGE IDENTIFICATION NUMBER ON MORTGAGE: 100177050600008890

LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON MORTGAGE: Cornerstone Mortgage Company

RESIDENTIAL MORTGAGE SERVICER: JPMorgan Chase Bank, National Association

MORTGAGE PROPERTY ADDRESS: 1040 Elm Street Northeast, Hutchinson, MN 55350

TAX PARCEL I.D. #: 231040100

LEGAL DESCRIPTION OF PROPERTY:

Lot 1, Block 2, "Willard's Subdivision"

COUNTY IN WHICH PROPERTY IS LOCATED: McLeod

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: $200,510.00

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE, INCLUDING TAXES, IF ANY, PAID BY MORTGAGEE: $225,457.38

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: January 17, 2013 at 10:00 AM

PLACE OF SALE: Sheriff's Office, Law Enforcement Center, Main Lobby, Glencoe, 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 July 17, 2013, 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: November 12, 2012
JPMorgan Chase Bank, National Association
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
30-12-005955 FC
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(Published in The McLeod County Chronicle November 28, December 5, 12, 19, 26, 2012 & January 2, 2013)

Foreclosure

NOTICE OF MORTGAGE FORECLOSURE SALE
THE RIGHT OF 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: March 3, 2004

MORTGAGOR: Jo Ann Chase, single person and D'Lis Schmidt, single person.

MORTGAGEE: Cendant Mortgage Corporation.

DATE AND PLACE OF RECORDING: Recorded March 17, 2004 McLeod County Recorder, Document No. 341042.

ASSIGNMENTS OF MORTGAGE: Assigned to: Mortgage Electronic Registration Systems, Inc. And thereafter assigned to: CitiMortgage, Inc.

TRANSACTION AGENT: NONE

TRANSACTION AGENT'S MORTGAGE IDENTIFICATION NUMBER ON MORTGAGE: NONE

LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON MORTGAGE: Cendant Mortgage Corporation

RESIDENTIAL MORTGAGE SERVICER: CitiMortgage, Inc.

MORTGAGED PROPERTY ADDRESS: 227 Division Street, Brownton, MN 55312

TAX PARCEL I.D. #: 16.068.0010

LEGAL DESCRIPTION OF PROPERTY:

Beginning at a point 80 feet West of the Northwest corner of Block 2 of Brown's 1st Addition to the Town of Brownton, according to the plat thereof on file and of record in the office of the Register of Deeds in and for McLeod County, Minnesota; running thence West 61 feet; thence South 150 feet; thence East 61 feet; thence North 150 feet to the point of beginning; now known as Lot 1 in Block 1 of Auditor's Plat of the Northwest Quarter of the Northwest Quarter of Section 32, Township 115 North of Range 29 West, including rearrangement of Tadsens Subdivision, according to the plat thereof on file and of record in the office of the Register of Deeds of McLeod County, Minnesota; lying and being in the Northwest Quarter of the Northwest Quarter of Section 32, Township 115 North of Range 29 West.

COUNTY IN WHICH PROPERTY IS LOCATED: McLeod

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: $75,00.00

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE, INCLUDING TAXES, IF ANY, PAID BY MORTGAGEE: $37,463.61

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: January 16, 2013 at 10:00 AM

PLACE OF SALE: Sheriff's Office, Law Enforcement Center, Main Lobby, Glencoe, 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 Twelve (12) 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 January 16, 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: November 5, 2012
CitiMortgage, Inc.
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
10-12-005608 FC
THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.
(Published in The McLeod County Chronicle November 28, December 5, 12, 19, 26, 2012 & January 2, 2013)

Foreclosure

NOTICE OF MORTGAGE FORECLOSURE SALE
THE RIGHT OF 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: September 8, 2006

MORTGAGOR: Durand E. Knick and June K. Knick, husband and wife.

MORTGAGEE: Mortgage Electronic Registration Systems, Inc.

DATE AND PLACE OF RECORDING: Recorded September 15, 2006 McLeod County Recorder, Document No. A-364887.

ASSIGNMENTS OF MORTGAGE: Assigned to: Nationstar Mortgage LLC.

TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc.

TRANSACTION AGENT'S MORTGAGE IDENTIFICATION NUMBER ON MORTGAGE: 100177050600008551

LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON MORTGAGE: Cornerstone Mortgage Company.

RESIDENTIAL MORTGAGE SERVICER: Nationstar Mortgage, LLC.

MORTGAGE PROPERTY ADDRESS: 135 5th Avenue South, Brownton, MN 55312

TAX PARCEL I.D. #: 16.053.0040

LEGAL DESCRIPTION OF PROPERTY:

Lot Six (6), Block One (1), Brown's Second Addition to the town of Brownton, McLeod County, Minnesota

COUNTY IN WHICH PROPERTY IS LOCATED: McLeod

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: $58,600.00

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE, INCLUDING TAXES, IF ANY, PAID BY MORTGAGEE: $59,268.69

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: January 17, 2013 at 10:00 AM

PLACE OF SALE: Sheriff's Office, Law Enforcement Center, Main Lobby, Glencoe, 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 July 17, 2013, 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: November 5, 2012
Nationstar Mortgage LLC
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
21-12-005809 FC
THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.
(Published in The McLeod County Chronicle December 5, 12, 19, 26, 2012, January 2 and 9, 2013)

Foreclosure

NOTICE OF MORTGAGE FORECLOSURE SALE
THE RIGHT OF 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: March 31, 2005

MORTGAGOR: Michael L. Maiers and Jennifer E. Maiers, husband and wife.

MORTGAGEE: Mortgage Electronic Registration Systems, Inc.

DATE AND PLACE OF RECORDING: Recorded April 1, 2005, McLeod County Recorder, Document No. A-351253.

ASSIGNMENTS OF MORTGAGE: Assigned to: U.S. Bank National Association, as Trustee for Structured Asset Investment Loan Trust Mortgage Pass-Through Certificates, Series 2005-5.

TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc.

TRANSACTION AGENT'S MORTGAGE IDENTIFICATION NUMBER ON MORTGAGE: 100122200001529673

LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON MORTGAGE: BNC Mortgage, Inc.

RESIDENTIAL MORTGAGE SERVICER: Ocwen Loan Servicing, LLC

MORTGAGE PROPERTY ADDRESS: 831 North Main Street, Hutchinson, MN 55350

TAX PARCEL I.D. #: 232320040

LEGAL DESCRIPTION OF PROPERTY:

Lot 4 of Auditor's Plat of Lot 10 of Auditor's Plat of S ½ Sec. 30 N ½ Sec. 31, T117N, R29W

COUNTY IN WHICH PROPERTY IS LOCATED: McLeod

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: $106,400.00

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE, INCLUDING TAXES, IF ANY, PAID BY MORTGAGEE: $121,924.36

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: January 24, 2013 at 10:00 AM

PLACE OF SALE: Sheriff's Office, Law Enforcement Center, Main Lobby, Glencoe, 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 July 24, 2013, 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: November 21, 2012
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
72 – 12-002614 FC
THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.
(Published in The McLeod County Chronicle December 5, 12, 19, 26, 2012, January 2 and 9, 2013)

Foreclosure

12-087731
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 the conditions of the following described mortgage:

DATE OF MORTGAGE: December 30, 2005

ORIGINAL PRINICIPAL AMOUNT OF MORTGAGE: $87,575.00

MORTGAGOR(S): John S. Miller, a single person.

MORTGAGEE: Ameriquest Mortgage Company.

LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON THE MORTGAGE: Ameriquest Mortgage Company.

SERVICER: Homeward Residential, Inc.

DATE AND PLACE OF FILING: Filed January 11, 2006, McLeod County Recorder, as Document Number A-358929

ASSIGNMENTS OF MORTGAGE: Assigned to: Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2006-R2; Dated: February 13, 2009 filed: March 12, 2009, recorded as document number A382412

LEGAL DESCRIPTION OF PROPERTY:

The West Half of Lots Six (6) and Seven (7) in Block Twenty-one (21) in the Town of Franklin

PROPERTY ADDRESS: 307 13th Street East, Glencoe, MN 55336

PROPERTY IDENTIFICATION NUMBER: 22.060.1470

COUNTY IN WHICH PROPERTY IS LOCATED: McLeod

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: $86,921.08

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: January 23, 2013, 10:00 a.m.

PLACE OF SALE: Sheriff's Main Office, 801 East 10th Street, Glencoe, MN 55336

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) the personal representatives or assigns.

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 July 23, 2013.

"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 5 UNITS, ARE NOT PROPERTY USED FOR AGRICULTURAL PRODUCTION, AND ARE ABANDONED.

Dated: November 23, 2012
Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc, Asset-Backed Pass-Through Certificates, Series 2006-R2
Assignee of Mortgagee
SHAPIRO & ZIELKE, LLP
By
Lawrence P. Zielke – 152559
Diane F. Mach – 2737888
Melissa L.B. Porter – 0337778
Ronald W. Spencer – 0104061
Stephanie O. Nelson – 0388918
Randolph W. Dawdy – 2160X
Gary J. Evers - 00134764
Attorneys for Mortgagee
12550 West Frontage Road, Ste. 200
Burnsville, MN 55337
(952) 831-4060
PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT, YOU ARE ADVISED THAT THIS OFFICE IS DEEMED TO BE A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. THIS NOTICE IS REQUIRED BY THE PROVISIONS OF THE FAIR DEBT COLLECTION PRACTICES ACT AND DOES NOT IMPLY THAT WE ARE ATTEMPTING TO COLLECT MONEY FROM ANYONE WHO HAS DISCHARGED THE

Legal Notices
Turn to next page

Legals

Continued from 3B

DEBT UNDER THE BANKRUPTCY LAWS OF THE UNITED STATES.

(Published in The McLeod County Chronicle December 12, 19, 26, 2012, January 2, 9, and 16, 2013)

Foreclosure

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 the conditions of the following described mortgage:

DATE OF MORTGAGE: June 28, 2006

ORIGINAL PRINICIPAL AMOUNT OF MORTGAGE: $125,000.00

MORTGAGOR(S): Mandy L. Steffen and Phillip R. Riddell, both single people

MORTGAGEE: Mortgage Electronic Registration Systems, Inc., a Delaware corporation as nominee for First Minnesota Bank, Minnesota corporation.

DATE AND PLACE OF FILING: Filed August 1, 2006, McLeod County Recorder; Document No. A363842

ASSIGNMENTS OF MORTGAGE: Assigned to: Federal National Mortgage Association, recorded on November 13, 2012 by Document Number 406093.

LEGAL DESCRIPTION OF PROPERTY:

Lot 4 Bonniwell's Subdivision of Block 18 in Bonniwell's Second Addition to Hutchinson AND E ½ of vacated street adjacent thereto.

STREET ADDRESS OF PROPERTY: 625 Main Street South, Hutchinson, MN 55350

COUNTY IN WHICH PROPERTY IS LOCATED: McLeod County, Minnesota

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: $121,715.60

THAT no action or proceeding has been instituted at law to recover the debt secured by said mortgage, or any part thereof; that there has been compliance with all pre-foreclosure notice and acceleration requirements of said mortgage, and /or applicable statutes.

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: January 30, 2013, 10:00 a.m.

PLACE OF SALE: McLeod County Sheriff's Office, 801 East 10th Street, Glencoe, MN

to pay the debt then secured by said mortgage and taxes, if any actually paid by the mortgagee, on the premises and the costs and disbursements allowed by law. The time allowed by law for redemption by said mortgagor(s), their personal representatives or assigns is six (6) months from the date of sale.

Unless said mortgage is reinstated or the property redeemed, or unless the time for redemption is reduced by judicial order, you must vacate the premises by 11:59 p.m. on July 30, 2013.

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 5 UNITS, ARE NOT PROPERTY USED IN AGRICULTURAL PRODUCTION, AND ARE ABANDONED."

Dated: December 6, 2012

FEDERAL NATIONAL MORTGAGE ASSOCIATION
Mortgagee

SCHILLER & ADAM, P.A.
By: /s/
Rebecca F. Schiller, Esq.
Sarah J.B. Adam, Esq.
N. Kibongni Fondungallah, Esq.
James J. Pauly, Esq.
Steven R. Pennock, Esq.
Curt N. Trisko, Esq.
Attorneys for Mortgagee
25 North Dale Street
St. Paul, MN 55102-2227
(651) 209-9760
(G2671)

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR
NOTICE OF MORTGAGE FORECLOSURE SALE
FORECLOSURE DATA
Minn. Stat. § 580.025

(1) Street Address, City and Zip Code of Mortgaged Premises
625 Main Street South, Hutchinson, MN 55350
(2) Transaction Agent
Mortgage Electronic Registration Systems, Inc., a Delaware corporation as nominee for First Minnesota Bank, Minnesota corporation
(3) Name of Mortgage Originator (Lender)
Mortgage Electronic Registration Systems, Inc., a Delaware corporation as nominee for First Minnesota Bank, Minnesota corporation
(4) Residential Servicer
Seterus, Inc. (866) 570-5277
(5) Tax Parcel Identification Number
23.149.0040
(6) Transaction Agent's Mortgage ID Number (MERS number)
100219710306070706

(Published in The McLeod County Chronicle December 12, 19, 26, 2012, January 2, 9, and 16, 2013)

Foreclosure

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 the conditions of the following described mortgage:

DATE OF MORTGAGE: May 3, 2005

ORIGINAL PRINICIPAL AMOUNT OF MORTGAGE: $82,000.00

MORTGAGOR(S): Eric R. Schoenfeld, a single man

MORTGAGEE: Mortgage Electronic Registration Systems, Inc., a Delaware corporation as nominee for Cherry Creek Mortgage Company, Inc., a Colorado corporation.

DATE AND PLACE OF FILING: Filed May 10, 2005, McLeod County Recorder; Document No. A-352289

ASSIGNMENTS OF MORTGAGE: Assigned to: Bank of America, N.A. Successor by merger to BAC Home Loans Servicing LP f/k/a Countrywide Home Loans Servicing LP recorded on September 14, 2011 as Document Number 398175.

LEGAL DESCRIPTION OF PROPERTY:

The South 40 feet of Lot 20 in Block 14 in Lester Prairie.

STREET ADDRESS OF PROPERTY: 22 Oak Street North, Lester Prairie, MN 55354

COUNTY IN WHICH PROPERTY IS LOCATED: McLeod County, Minnesota

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: $87,871.88

THAT no action or proceeding has been instituted at law to recover the debt secured by said mortgage, or any part thereof; that there has been compliance with all pre-foreclosure notice and acceleration requirements of said mortgage, and /or applicable statutes.

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: January 30, 2013, 10:00 a.m.

PLACE OF SALE: McLeod County Sheriff's Office, 801 East 10th Street, Glencoe, MN

to pay the debt then secured by said mortgage and taxes, if any actually paid by the mortgagee, on the premises and the costs and disbursements allowed by law. The time allowed by law for redemption by said mortgagor(s), their personal representatives or assigns is six (6) months from the date of sale.

Unless said mortgage is reinstated or the property redeemed, or unless the time for redemption is reduced by judicial order, you must vacate the premises by 11:59 p.m. on July 30, 2013.

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 5 UNITS, ARE NOT PROPERTY USED IN AGRICULTURAL PRODUCTION, AND ARE ABANDONED."

Dated: December 4, 2012

BANK OF AMERICA, N.A. SUCCESSOR BY MERGER T0 BAC HOME LOANS SERVICING LP F/K/A COUNTRYWIDE HOME LOANS SERVICING LP
Mortgagee

REITER & SCHILLER, P.A.
By: /s/
Rebecca F. Schiller, Esq.
Sarah J.B. Adam, Esq.
N. Kibongni Fondungallah, Esq.
James J. Pauly, Esq.
Steven R. Pennock, Esq.
Curt N. Trisko, Esq.
Attorneys for Mortgagee
25 North Dale Street
St. Paul, MN 55102-2227
(651) 209-9760
(G2628)

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR
NOTICE OF MORTGAGE FORECLOSURE SALE
FORECLOSURE DATA
Minn. Stat. § 580.025

(1) Street Address, City and Zip Code of Mortgaged Premises
22 Oak Street North, Lester Prairie, MN 55354
(2) Transaction Agent
Mortgage Electronic Registration Systems, Inc., a Delaware corporation as nominee for Cherry Creek Mortgage Company, Inc., a Colorado corporation
(3) Name of Mortgage Originator (Lender)
Mortgage Electronic Registration Systems, Inc., a Delaware corporation as nominee for Cherry Creek Mortgage Company, Inc., a Colorado corporation
(4) Residential Servicer
Bank of America, N.A. (800) 669-6650
(5) Tax Parcel Identification Number
17-050-1680
(6) Transaction Agent's Mortgage ID Number (MERS number)
100030200362009340

(Published in The McLeod County Chronicle December 12, 19, 26, 2012, January 2, 9, and 16, 2013)

Foreclosure

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 the conditions of the following described mortgage:

DATE OF MORTGAGE: September 28, 2005

ORIGINAL PRINICIPAL AMOUNT OF MORTGAGE: $91,120.00

MORTGAGOR(S): Jon A. Karg and Kimberly A. Karg, husband and wife.

MORTGAGEE: Wells Fargo Bank, N.A.

DATE AND PLACE OF FILING: Filed September 29, 2005, McLeod County Recorder; Document No. A356188

ASSIGNMENTS OF MORTGAGE: Assigned to: HSBC Bank USA, National Association as Trustee for Wells Fargo HomeEquity Asset-Backed Securities 2005-4 Trust, Home Equity Asset-Backed Certificates, Series 2005-4 by written assignment recorded on October 30, 2012 as Document Number A405830.

LEGAL DESCRIPTION OF PROPERTY:

The Lot Two (2) in Block Forty-six (46) in the Townsite of Hutchinson, South Half.

STREET ADDRESS OF PROPERTY: 416 Erie Street Southeast, Hutchinson, MN 55350-2646

COUNTY IN WHICH PROPERTY IS LOCATED: McLeod County, Minnesota

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: $86,763.56

THAT no action or proceeding has been instituted at law to recover the debt secured by said mortgage, or any part thereof; that there has been compliance with all pre-foreclosure notice and acceleration requirements of said mortgage, and /or applicable statutes.

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: February 6, 2013, 10:00 a.m.

PLACE OF SALE: McLeod County Sheriff's Office, 801 East 10th Street, Glencoe, MN

to pay the debt then secured by said mortgage and taxes, if any actually paid by the mortgagee, on the premises and the costs and disbursements allowed by law. The time allowed by law for redemption by said mortgagor(s), their personal representatives or assigns is six (6) months from the date of sale.

Unless said mortgage is reinstated or the property redeemed, or unless the time for redemption is reduced by judicial order, you must vacate the premises by 11:59 p.m. on August 6, 2013.

MORTGAGOR(S) RELEASED FROM FINANCIAL OBLIGATION ON MORTGAGE: JON ARTHUR KARG AND KIMBERLY ANN KARG

"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 5 UNITS, ARE NOT PROPERTY USED IN AGRICULTURAL PRODUCTION, AND ARE ABANDONED."

Dated: December 17, 2012

HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR WELLS FARGO HOMEEQUITY ASSET-BACKED SECURITIES 2005-4 TRUST, HOME EQUITY ASSET BACKED CERTIFICATES, SERIES 2005-4
Mortgagee

SCHILLER & ADAM, P.A.
By: /s/
Rebecca F. Schiller, Esq.
Sarah J.B. Adam, Esq.
N. Kibongni Fondungallah, Esq.
James J. Pauly, Esq.
Steven R. Pennock, Esq.
Curt N. Trisko, Esq.
Attorneys for Mortgagee
25 North Dale Street
St. Paul, MN 55102-2227
(651) 209-9760
(WF1696)

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR
NOTICE OF MORTGAGE FORECLOSURE SALE
FORECLOSURE DATA
Minn. Stat. § 580.025

(1) Street Address, City and Zip Code of Mortgaged Premises
416 Erie Street Southeast Hutchinson, MN 55350-2646
(2) Transaction Agent
Wells Fargo Bank, N.A.
(3) Name of Mortgage Originator
Wells Fargo Bank, N.A.
(4) Residential Servicer
Wells Fargo (800) 868-0043
(5) Tax Parcel Identification Number
23.050.3560
(6) Transaction Agent's Mortgage ID Number (MERS number)
None

(Published in The McLeod County Chronicle December 19, 26, 2012, January 2, 9, 16, and 23, 2013)

Foreclosure

11-079791
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 the conditions of the following described mortgage:

DATE OF MORTGAGE: October 25, 2006

ORIGINAL PRINICIPAL AMOUNT OF MORTGAGE: $144,000.00

MORTGAGOR(S): Craig H. Gill and Jennifer E. Gill, husband and wife.

MORTGAGEE: Great River Federal Credit Union.

LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON THE MORTGAGE: Great River Federal Credit Union.

SERVICER: PHH Mortgage Corporation

DATE AND PLACE OF FILING: Filed October 31, 2006, McLeod County Recorder, as Document Number A 366007

ASSIGNMENTS OF MORTGAGE: Assigned to: PHH Mortgage Corporation; Dated: October 30, 2006 filed: October 31, 2006, recorded as document number A 366008

LEGAL DESCRIPTION OF PROPERTY:

Lot 10 in Block 44, Townsite of Hutchinson, South Half

PROPERTY ADDRESS: 405 Huron St SE, Hutchinson, MN 55350

PROPERTY IDENTIFICATION NUMBER: 23.050.3440

COUNTY IN WHICH PROPERTY IS LOCATED: McLeod

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: $152,680.60

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: February 6, 2013, 10:00 a.m.

PLACE OF SALE: Sheriff's Main Office, 801 East 10th Street, Glencoe, MN 55336

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) the personal representatives or assigns.

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 August 6, 2013.

"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 5 UNITS, ARE NOT PROPERTY USED FOR AGRICULTURAL PRODUCTION, AND ARE ABANDONED.

Dated: December 7, 2012

PHH Mortgage Corporation
Assignee of Mortgagee

SHAPIRO & ZIELKE, LLP
By
Lawrence P. Zielke – 152559
Diane F. Mach – 2737888
Melissa L.B. Porter – 0337778
Ronald W. Spencer – 0104061
Stephanie O. Nelson – 0388918
Randolph W. Dawdy – 2160X
Gary J. Evers - 00134764
Attorneys for Mortgagee
12550 West Frontage Road, Ste. 200
Burnsville, MN 55337
(952) 831-4060

PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT, YOU ARE ADVISED THAT THIS OFFICE IS DEEMED TO BE A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. THIS NOTICE IS REQUIRED BY THE PROVISIONS OF THE FAIR DEBT COLLECTION PRACTICES ACT AND DOES NOT IMPLY THAT WE ARE ATTEMPTING TO COLLECT MONEY FROM ANYONE WHO HAS DISCHARGED THE DEBT UNDER THE BANKRUPTCY LAWS OF THE UNITED STATES.

(Published in The McLeod County Chronicle December 19, 26, 2012, January 2, 9, 16 and 23, 2013)

Foreclosure

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 the conditions of the following described mortgage: DATE OF MORTGAGE: December 16, 2005 ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: $185,250.00 MORTGAGOR(S): Jon M Burks and Lori L Sawyer-Burks, Husband and Wife MORTGAGEE: Mortgage Electronic Registration Systems, Inc. as nominee for People`s Choice Home Loan, Inc. its successors and assigns TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc. MIN#: 100273900102728804 SERVICER: Carrington Mortgage Services, LLC LENDER: People`s Choice Home Loan, Inc. DATE AND PLACE OF FILING: Mcleod County Minnesota, Recorder , on January 3, 2006, as Document No. A358732. ASSIGNED TO: Wells Fargo Bank, N.A., as Trustee for Carrington Mortgage Loan Trust, Series 2006-RFC1, Asset-Backed Pass-Through Certificates Dated: June 14, 2012 , and recorded June 21, 2012 by Document No. A403424 . LEGAL DESCRIPTION OF PROPERTY: Lot 20, Osgood's Addition to the City of Hutchinson PROPERTY ADDRESS: 956 Osgood Ave, Hutchinson, MN 55350 PROPERTY I.D: 23.180.0200 COUNTY IN WHICH PROPERTY IS LOCATED: Mcleod THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: One Hundred Eighty-One Thousand Four Hundred Fifty-One and 96/100 ($181,451.96) THAT no action or proceeding has been instituted at law to recover the debt secured by said mortgage, or any part thereof; that there has been compliance with all pre-foreclosure notice and acceleration requirements of said mortgage, and/or applicable statutes; 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: 10:00 AM on August 21, 2012 PLACE OF SALE: Sheriff's Main Office, 801 East 10th Street, Glencoe, MN 55336 to pay the debt then secured by said mortgage and taxes, if any actually paid by the mortgagee, on the premises and the costs and disbursements allowed by law. The time allowed by law for redemption by said mortgagor(s), their personal representatives or assigns is 6.00 months from the date of sale. If Mortgage is not reinstated under Minn. Stat. Section580.30 or the property is not redeemed under Minn. Stat. Section580.23, the Mortgagor must vacate the property on or before 11:59 p.m. on February 21, 2013, or the next business day if February 21, 2013 falls on a Saturday, Sunday or legal holiday. "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: July 4, 2012 Wells Fargo Bank, N.A., as Trustee for Carrington Mortgage Loan Trust, Series 2006-RFC1, Asset-Backed Pass-Through Certificates Randall S. Miller and Associates, PLLC Attorneys for Assignee of Mortgage/Mortgagee One Financial Plaza, 120 South Sixth Street, Suite 1100 Minneapolis, MN 55402 Phone: 612-573-3677 Our File No. 12MN00577-1 THIS IS A COMMUNICATION FROM A DEBT COLLECTOR. A-4265244 07/04/2012, 07/11/2012, 07/18/2012, 07/25/2012, 08/01/2012, 08/08/2012 NOTICE OF POSTPONEMENT OF FORECLOSURE SALE The above referenced sale scheduled for December 27, 2012 at 10:00 AM , has been postponed to March 14, 2013 at 10:00 AM, located at Sheriff's Main Office, 801 East 10th Street, Glencoe, MN 55336 , Mcleod Minnesota Dated: December 27, 2012 Wells Fargo Bank, N.A., as Trustee for Carrington Mortgage Loan Trust, Series 2006-RFC1, Asset-Backed Pass-Through Certificates Jennifer K Fischer (0311248) Attorneys for Wells Fargo Bank, N.A., as Trustee for Carrington Mortgage Loan Trust, Series 2006-RFC1, Asset-Backed Pass-Through Certificates Randall S. Miller and Associates, PLLC Canadian Pacific Plaza, 120 South Sixth Street, Suite 1100 Minneapolis, MN 55402 (952) 232-0052 Our File No. 12MN00577-1 PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT, YOU ARE ADVISED THAT THIS OFFICE MAY BE DEEMED A DEBT COLLECTOR ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE. THIS NOTICE IS REQUIRED BY THE PROVISIONS OF THE FAIR DEBT COLLECTION PRACTICES ACT AND DOES NOT IMPLY THAT WE ARE ATTEMPTING TO COLLECT MONEY FROM ANYONE WHO HAS DISCHARGED THE DEBT UNDER THE BANKRUPTCY LAWS OF THE UNITED STATES. A-4343499 01/02/2013

Foreclosure

NOTICE OF MORTGAGE FORECLOSURE SALE
THE RIGHT OF 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: August 20, 2010

MORTGAGOR: Kevin C. Neid and Shelley A. Neid a/k/a Shelly A Neid, husband and wife as joint tenants.

MORTGAGEE: Mortgage Electronic Registration Systems, Inc.

DATE AND PLACE OF RECORDING: Filed September 1, 2010, McLeod County Registrar of Titles, Document No. 51632 on Certificate of Title No. 9500.

ASSIGNMENTS OF MORTGAGE: Assigned to: United Security Financial.

Said Mortgage being upon Registered Land.

TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc.

TRANSACTION AGENT'S MORTGAGE IDENTIFICATION NUMBER ON MORTGAGE: 100300608171056935

LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON MORTGAGE: Mountain States Mortgage Centers Inc.

RESIDENTIAL MORTGAGE SERVICER: Dovenmuehle Mortgage, Inc.

MORTGAGE PROPERTY ADDRESS: 1813 Ives Avenue, Glencoe, MN 55336

TAX PARCEL I.D. #: 22.071.0070

LEGAL DESCRIPTION OF PROPERTY:

Lot Fifteen (15) in Dahl's 2nd Addition, according to the plat thereof on file and of record I the Office of the Register of Titles, McLeod County, Minnesota.

COUNTY IN WHICH PROPERTY IS LOCATED: McLeod

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: $134,666.00

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE, INCLUDING TAXES, IF ANY, PAID BY MORTGAGEE: $137,397.09

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: February 20, 2013 at 10:00 AM

PLACE OF SALE: Sheriff's Office, Law Enforcement Center, Main Lobby, Glencoe, 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 August 20, 2013, 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: December 13, 2012

United Security Financial
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
9 – 12-004786 FC

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.

(Published in The McLeod County Chronicle January 2, 9, 16, 23, 30 and February 6, 2013)

Foreclosure

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 the conditions of the following described mortgage:

DATE OF MORTGAGE: April 9, 2003

ORIGINAL PRINICIPAL AMOUNT OF MORTGAGE: $120,000.00

MORTGAGOR(S): Michael L. Gunderson and Julie A. Gunderson, husband and wife.

MORTGAGEE: Wells Fargo Home Mortgage, Inc., a California Corporation n/k/a Wells Fargo Bank, N.A. successor by merger to Wells Fargo Home Mortgage, Inc.

DATE AND PLACE OF FILING: Filed April 16, 2003, McLeod County Registrar of Titles; Document No. 36171 and memorialized on Certificate of Title No. 9013.0

ASSIGNMENTS OF MORTGAGE: Assigned to: none.

LEGAL DESCRIPTION OF PROPERTY:

Lot 19 in Dahl's 3rd Addition.

REGISTERED PROPERTY

STREET ADDRESS OF PROPERTY: 1805 Knight Avenue North, Glencoe, MN 55336-1430

COUNTY IN WHICH PROPERTY IS LOCATED: McLeod County, Minnesota

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: $104,685.66

THAT no action or proceeding has been instituted at law to recover the debt secured by said mortgage, or any part thereof; that there has been compliance with all pre-foreclosure notice and acceleration requirements of said mortgage, and /or applicable statutes.

Legal Notices

Turn to page 6B.

McLeod Publishing Chronicle Classifieds

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- The Arlington Enterprise & The Silver Lake Leader ***Tuesdays at Noon***
- The Glencoe Advertiser, The Sibley Shopper & The Galaxy ***Wednesdays at NOON***

AGRICULTURE

Misc. Farm Items

LIESKE TRACTOR
Wanted: Your OLD TRACTORS, any condition, make or model. We also specialize in new and used TRACTOR PARTS AND REPAIR. Call Kyle. Located west of Henderson. (612) 203-9256.

HELP WANTED: Dairy farm seeks part time help. Experience with dairy cattle and machinery required. Call (320) 864-6555.

ANNOUNCEMENTS

Announcement

FREEBIES: We'll run your ad free 2 times — once in the Chronicle and once in the Advertiser if you are selling a used item for less than $100. Your ad must include the price of the item you are selling. NO garage sale, animal, food, feed or wanted to buy items will be accepted as a freebie. To place a freebie ad on our website, there will be a $1.00 charge.

Weddings, Engage.

GETTING MARRIED?
Check out the wedding directory published in the first issue of each month in the Glencoe Advertiser.

AUTOMOTIVE

$$ Paid for Repairables. Junkers hauled free. Immediate pickup. Proudly serving McLeod/ Carver/ LeSueur counties. Mon.-Sun. Flatbed/ wrecker service. **(952) 220-TOWS**.

EMPLOYMENT

Help Wanted

CONKLIN® DEALERS NEEDED! Lifetime career in marketing, management and applying "Green" products made in America. Full time/ part time. For a free catalog, call Franke's Conklin Service now at (320) 238-2370. www.franke-marketing.com.

Funeral Planning. Respected insurance company that works with family owned funeral home in Central Minnesota seeks individual to assist families making and pre-paying advance funeral and cremation plans. Experience not required; we provide extensive training if you are a "people person," assertive, compassionate and willing to work hard to learn a new industry. Please send resume or respond to: Patrick Zalusky, LakerP@aol.com, P.O. Box 430893, Big Pine Key, FL 33043.

Looking for a cabinet maker, installer and foreman for high-end cabinetry shop. Two years experience preferred. Call (952) 466-4766, ask for Troy or Brent.

EMPLOYMENT

Work Wanted

HANDYMAN: Will do remodeling of kitchens, bathrooms, hanging doors and windows, painting, sheet rocking, texturizing or any minor repairs inside or outside. Will also do cleaning of basements/garages. Call (320) 848-2722 or (320) 583-1278.

FOR SALE

Firewood

Firewood for sale. 100% Ash, split and dry. Any quantity. Delivery is available. Call (320) 583-1597.

Heating/Air Cond.

New 95% Goodman gas furnace with new Focus Pro 6000 thermostat installed for only $2,100. J&R Plumbing, Heating, AC, Lester Prairie, MN. Licensed, bonded, insured. (320) 510-5035.

Central Boiler OutDoor Furnaces. New and used. Stryker log splitters Class-Act OutDoor. (763) 972-6255.

HEATMASTER SS WOOD BOILERS. Stainless steel, round barrel design with rocker grate and ash pan. 20 Year limited warranty. Don't wait another year to start saving! Call Wood's Edge Alternative Heating, LLC. (320) 864-6435. www.woodsedge.us.

Household Goods

Oak TV stand. 48.5" tall x 38.5" wide x 21" deep. Holds up to 35" TV, with shelf and drawer. Solid. $50. (320) 327-2541.

Miscellaneous

Minnesota Twins season tickets for 2013 season. Section 121 seats. Package includes 2 seats. 5, 10 or 15 game packages available. Contact Rick at (952) 224-6331 for more information.

Wanted To Buy

JUNK BATTERIES WANTED
We buy used batteries and lead weights. Paying top dollar for junk batteries. Paying $8 to $24/battery. We pick up. Call 800-777-2243. Ask for Dana.

LIVESTOCK, PETS

Cattle

Holstein dairy cows and springing heifers. Good milk production. Call (320) 864-6555.

REAL ESTATE

Businesses

Business opportunity. 2,160 Square foot block structure, constructed in 1983. Served as an auto repair shop on lot along State Highway 25 in Green Isle. Approximately 9,516 sq. ft. Brian O'Donnell (320) 864-4877.

Hobby Farm

You must see it to appreciate it! 11798 155th St., Glencoe. Hobby farm for sale. 6 +/- acres, beautiful 4BR home. Very new outbuildings. MLS# 4177963, $300,000. Contact me for a private showing. Paul Krueger, Edina Realty, (612) 328-4506, PaulKrueger@edinarealty.com.

Houses

5BR Farmhouse. Spacious kitchen with lots of cabinets. Wood burning stove, newer septic, shingles, central air, main floor laundry. Large garage with heated shop. Brian O'Donnell, Priority One Metrowest Realty, (320) 864-4877.

RENTAL

Apartment

Newly remodeled apartments for rent in Renville. Water, heat, garbage included. New appliances, air conditioners. (320) 564-3351.

Glencoe: 2BR in 4-plex available mid January. No pets. (320) 583-5364, leave message.

Glencoe: Huge 2BR apartment, main level, formal dining, full basement. Available immediately Large 1BR upper unit with new kitchen and bath. Available immediately. No pets, no smoking. Utilities included except for electric, First and last month rent and damage deposit required. (612) 205-8571, after 5 p.m.

Remodeled spacious 1BR upper in Glencoe. Off-street parking, washer/dryer hookups, $450 plus electricity. Available February 1, 2013. (612) 802-3533, (320) 864-3835.

RENTAL

Apartment

Quality one and two bedroom apartments, $425 to $650 per month. Heat, water, sewer, garbage and local TV channels included. Garages available for $50/month. Damage deposit, references and 6-month lease required. Special terms available on 12-month leases. Call 320-864-5142 (days) or 320-864-6218 (nights and weekends) mgavin@goslawfirm.com

Business, Office

Office space for rent. Ask for Brian (320) 864-3168.

House

214 E 6th Street, Glencoe, MN. 3BR, Appliances provided. $750/mo. plus $750 deposit. Utilities are renter responsibility. Prequalified application required. Call Mark or Brad at (320) 864-5118.

Cozy 1BR smaller house with 1-car garage in Glencoe on a corner lot, close to hospital and schools. $350/mo. plus utilities. (612) 590-6136.

Twin home, Glencoe. Separate 2BR, kitchen, bath, single female preferred. Dave (763) 439-3333.

Mobile Home

2-3 BR Mobile Homes half price first three months with 12 month lease. Background checks required. No pets. Glencoe (320) 864-5294.

Townhomes for Rent
Spacious, one level, 2 bdrm town homes w/gar., CA, W/D hookups.
Glencoe $615/mo. (12th mo. free)
Brownton $585/mo. (12th mo. free)
Stewart $480/mo., &
Silver Lake $585 (12th mo. free)
All utilities renters' responsibility, security deposit required, service animals only.
Call Virgil at 320-779-0015 or Sue at 320-235-8637, ext. 2873 F53-5C1-6Aj

Notice of Public Sale
Fri., Jan. 25, at 1 p.m.
lien sale of personal property will be held at Glen Knoll Storage located at 707 13th St. West Glencoe, MN 55336
INCLUDED IN THE SALE:
S-058 • Randy Jaster
15 11th St NE #5, Hutchinson, MN 55350
Partial Inv.: Utility cart, dolly, lawn mower, and other misc. items.
S-237 • Randy Jaster
15 11th St NE #5, Hutchinson, MN 55350
Partial Inv.: Weed eater, bikes, vacuum, and other misc. items.
S-163 • Paula Christen
4148 26th Ave S, Minneapolis, MN 55406
Partial Inv.: Love seat, small shelf.
Cole Lemke
241 Baker Ave E #105E, Winsted, MN 55395
Partial Inv.: Dresser, desks, chairs, barrels, TVs.
S-183 • John Schwartz
1103 14th St E #4, Glencoe, MN 55336
Partial Inv.: Mattress, box spring, grill, TV, golf clubs.
*52,53Cl

RENTAL

Storage

Glen Knoll Storage, Glencoe, Hwy 22 NW. 5x10s $35/mo.; 10x10s, $45/mo.; 10x15s, $55/mo.; 10x20s $65/mo., 10x25s, $75/mo. 10x30s, $85/mo. 10x40s, $115. 320-864-5294.

Want To Rent

FARMLAND WANTED to rent for 2013 and beyond. Contact Jay Gass, (320) 522-0273 or (320) 523-1116.

Young farmer looking for productive farmland for 2013 and beyond. Competitive rates and references. Call Austin Blad at (320) 221-3517.

SERVICES

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SERVICES

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Misc. Service

CUSTOM LOG SAWING- Cut your place or ours. Give Virgil a call. Schauer Construction, Inc. (320) 864-4453.

WHEN LIFE IS A PARTY... www.theurbanexpress.com or call Dina (612) 940-2184 to reserve bus today. Two buses available for wedding, business, bachelor(ette)'s, sporting, etc. Glencoe business, DOT 375227.

BROWNTON, MN AUCTION HUTCHINSON, MN

The following described property will be sold at the Lake Marion Ballroom, 8 miles south of Hutchinson, MN, on MN Hwy 15 or 7 miles north of Brownton, MN on MN Hwy 15 east side of Lake Marion being 11431 Hwy 15, Brownton, MN

SATURDAY, JANUARY 5th • 10 a.m.

Restaurant and Bar Equipment: Imperial 6 burner commercial gas stove w/ oven • Vulcan flat-top commercial gas grill w/ oven • Doran model 7000 digital scale • (2) Graco high chairs • Hobart model 1512 commercial meat slicer NSF • Stainless 6 ft commercial table w/ sink NSF • (3) bar stools • Glencoe Guardian XL, 2 door stainless freezer
NSF model SLFS-48-T • Scotsman ice maker commercial CME-656AE-32A, S/N 186491-09P • (2) Bunn-O-Matic commercial coffee makers NSF model U-3-240 • Advance floor cleaning machine • Cambro insulated coffee servers • (28) full sheet pans • (7) 24"x42" pedestal bar tables • (2) stainless freeze racks • (2) 36"x26" pedestal bar tables • (2) Rubbermaid carts • Assorted steam table pans • Superior 2-keg cooler • Stainless strainer • Assorted restaurant dishes • Royal 587-CX cash register • Electric roasters • Royal Alpha 580 cash register • 4-compartment bar sink • Assorted steam table pans • (4) chaffing dishes • Many more items too numerous to mention • 24 ft wooden bar • Krack 8'x12' walk-in cooler w/compressor • Approx 20 beer tappers • (15) rubber floor mats 2.5'x5' • floor mat cart • (11) rubber floor mats 3'x3' **Boat and Suburban:** 2000 Chevrolet Suburban • SeaWire 17 ft boat w/Mercury inboard motor and trailer. **Banquet Tables and Chairs:** (56) 8 ft banquet tables • (8) 6 ft banquet tables • (2) 8 ft table racks • (584) grey standard folding chairs • (6) chair racks (portable). **Commercial Foam:** Several large rolls of 1/4'', 1/2'', 3/4'' and 1'' rolled foam (new). **The following property will be sold in conjunction with the Lake Marion Ballroom property:** Formica top kitchen table w/ 4 chairs • Rocker Oak 3/4 headboard (ornate) • End tables • Love seat • Oak 4-drawer dresser w/ mirror • Glassware • Quilt rack • Household utensils • Bookshelves • Figurines • Sofa sleeper • Card table & chairs • Knick knacks • Rubbermaid 4-drawer chest. **AUCTIONEER'S NOTE: Complete liquidation of the Lake Marion Ballroom. Well kept restaurant and bar equipment. Thanks, Ziemer Auctioneers.** F53ALI

LAKE MARION BALLROOM

AUCTIONEERS
Donald Ziemer, Lic 34-07
New London 320-354-4329
Mark Ziemer, Lic 34-46
New London 320-354-4312
Brian Ziemer, New London

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www.ziemerauctions.com or midwestauctions.com, click on Ziemer.

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Silver Lake Leader • Arlington Enterprise • The Sibley Shopper
Renville County Shopper • Renville County Register • The Galaxy
Western Peach • www.GlencoeNews.com • www.ArlingtonMNnews.com
($50 is for 15 words, 50¢ each additional word. $45 without a photo.)

11 PUBLICATIONS for 5 WEEKS

716 E. 10th St., P.O. Box 188, Glencoe, MN 55336
320-864-5518 • trishak@glencoenews.com

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EMPLOYMENT

SLEEPY EYE UTILITIES
is seeking an Electric Distribution Superintendent. For details go to sleepyeye-mn.com or email BElston@sleepyeye-mn.com. Applications will be reviewed beginning February 1, 2013.

INFORMATION TECHNOLOGY SPECIALIST
Applied Products, Inc. in Grand Forks, ND is hiring. We are a fast growing, employee owned manufacturing company. Apply at: http://www.appliedproducts.net/careers/

AUTOS WANTED

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HELP WANTED
Shade Tree retirement center located in Brownton is looking to hire part time home care aides to work varied hours and approx. 24 to 30 hours a week. Duties include assisted elderly individuals with daily care, meal prep, med admin and light housekeeping. We are also looking for someone to work 11p-7a Awake overnights.
Interested individuals
Call 320-441-7001 • fax 320-235-8069
email: dawn@divinehouse.org
F52-1ACa

Help Wanted
Warehouse and delivery support. Loading, unloading, cutting floorcoverings and delivery. Part-Time, starting at 3 p.m., 10-15 hours avg. per week, Monday-Friday. Requires clean driving record, strong back. Great pay plus incentives.
Call to set up appointment.
864-6754, ext. 210
F21tfnACa

Outpatient Youth Program
Substance Abuse Treatment Ages 14 - 25
Day By Day Recovery Center
(888) 633-0211
1018 Greeley Ave. N.
Glencoe, MN 55336
www.daybydayrecovery.com

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Glencoe, MN 55336
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www.twdcc.com/grandmeadows
K52-1G,1-2Aa

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In need of a stylist for a downtown Glencoe salon. Flexible hours.
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Glencoe, MN 55336
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Office **#320-864-6183**
FULL SERVICE LUMBER COMPANY
K50AGCj

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Legals

Continued from 4B

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: February 19, 2013, 10:00 a.m.

PLACE OF SALE: McLeod County Sheriff's Office, 801 East 10th Street, Glencoe, MN

to pay the debt then secured by said mortgage and taxes, if any actually paid by the mortgagee, on the premises and the costs and disbursements allowed by law. The time allowed by law for redemption by said mortgagor(s), their personal representatives or assigns is six (6) months from the date of sale.

Unless said mortgage is reinstated or the property redeemed, or unless the time for redemption is reduced by judicial order, you must vacate the premises by 11:59 p.m. on August 19, 2013.

MORTGAGOR(S) RELEASED FROM FINANCIAL OBLIGATION ON MORTGAGE: MICHAEL L. GUNDERSON AND JULIE A. GUNDERSON.

"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 5 UNITS, ARE NOT PROPERTY USED IN AGRICULTURAL PRODUCTION, AND ARE ABANDONED."

Dated: December 26, 2012
WELLS FARGO BANK, N.A.
Mortgagee
SCHILLER & ADAM, P.A.
By: /s/
Rebecca F. Schiller, Esq.
Sarah J.B. Adam, Esq.
N. Kibongni Fondungallah, Esq.
James J. Pauly, Esq.
Steven R. Pennock, Esq.
Curt N. Trisko, Esq.
Attorneys for Mortgagee
25 North Dale Street
St. Paul, MN 55102-2227
(651) 209-9760
(WF3046)

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR
NOTICE OF MORTGAGE FORECLOSURE SALE
FORECLOSURE DATA
Minn. Stat. § 580.025
(1) Street Address, City and Zip Code of Mortgaged Premises
1805 Knight Avenue North,
Glencoe, MN 55336-1430
(2) Transaction Agent
Wells Fargo Home Mortgage, Inc.
a California Corporation n/k/a
Wells Fargo Bank, N.A.
successor by merger to
Wells Fargo Home Mortgage, Inc.
(3) Name of Mortgage Originator (Lender)
Wells Fargo Home Mortgage, Inc.,
a California Corporation n/k/a
Wells Fargo Bank, N.A.
successor by merger to
Wells Fargo Home Mortgage, Inc.
(4) Residential Servicer
Wells Fargo (800) 868-0043
(5) Tax Parcel Identification Number
22.073.0190
(6) Transaction Agent's Mortgage ID Number (MERS number)
none
(Published in The McLeod County Chronicle January 2, 9, 16, 23, 30 and February 6, 2013)

Foreclosure

12-087034
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 the conditions of the following described mortgage:

DATE OF MORTGAGE: September 25, 2009

ORIGINAL PRINICIPAL AMOUNT OF MORTGAGE: $223,558.00

MORTGAGOR(S): Sheila M. Kutz and Wade A. Kutz, wife and husband.

MORTGAGEE: Mortgage Electronic Registration Systems, Inc.

TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc.

MIN#: 1000255-0000289798-0

LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON THE MORTGAGE: Bank of America, N.A.

SERVICER: Bank of America, N.A.

DATE AND PLACE OF FILING: Filed October 16, 2009, McLeod County Recorder, as Document Number A-3864905

ASSIGNMENTS OF MORTGAGE: Assigned to: Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing, LP FKA Countrywide Home Loans Servicing, LP; Dated: August 30, 2011 filed: October 3, 2011, recorded as document number 398488

LEGAL DESCRIPTION OF PROPERTY:

A parcel of land situated in the South Half of the Northwest Quarter of Section Twenty-nine (29), Township One Hundred Fourteen (114) North of Range Thirty (30) West, McLeod County, Minnesota, more fully described as follows: Beginning at a point which is 504 ft. East of the West Quarter Corner of said Section 29; thence North 474 ft; thence East 888.60 ft. to the center of Judicial Ditch No. 15; thence Southwesterly along the center line of said Ditch 574.14 ft. more or less to a point on the East-West center line of said Section 29 which is 578.40 ft. East of the point of beginning; thence West along said center line 578.40 ft. to the point of beginning.

PROPERTY ADDRESS: 23828 30th St, Stewart, MN 55385

PROPERTY IDENTIFICATION NUMBER: 12.029.1500

COUNTY IN WHICH PROPERTY IS LOCATED: McLeod

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: $251,967.17

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: January 3, 2013, 10:00 a.m.

PLACE OF SALE: Sheriff's Main Office, 801 East 10th Street, Glencoe, MN 55336

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) the personal representatives or assigns.

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 July 3, 2013.

"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 5 UNITS, ARE NOT PROPERTY USED FOR AGRICULTURAL PRODUCTION, AND ARE ABANDONED.

Dated: October 24, 2012
BANK OF AMERICA, N.A.
Assignee of Mortgagee
SHAPIRO & ZIELKE, LLP
By
Lawrence P. Zielke – 152559
Diane F. Mach – 2737888
Melissa L.B. Porter – 0337778
Ronald W. Spencer – 0104061
Stephanie O. Nelson – 0388918
Randolph W. Dawdy – 2160X
Gary J. Evers - 00134764
Attorneys for Mortgagee
12550 West Frontage Road, Ste. 200
Burnsville, MN 55337
(952) 831-4060

PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT, YOU ARE ADVISED THAT THIS OFFICE IS DEEMED TO BE A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. THIS NOTICE IS REQUIRED BY THE PROVISIONS OF THE FAIR DEBT COLLECTION PRACTICES ACT AND DOES NOT IMPLY THAT WE ARE ATTEMPTING TO COLLECT MONEY FROM ANYONE WHO HAS DISCHARGED THE DEBT UNDER THE BANKRUPTCY LAWS OF THE UNITED STATES.

(Published in The McLeod County Chronicle November 7, 14, 21, 28, December 5 and 12, 2012)

NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE SALE

The above referenced sale scheduled for January 3, 2013, at 10:00 AM, has been postponed to February 26, 2013, at 10:00 AM, located at 801 East 10th Street, Glencoe, MN 55336, said County and State.

If this is an owner occupied, single-family dwelling, the premises must be vacated by August 26, 2013 at 11:59 PM.

Dated: December 26, 2012.
BANK OF AMERICA, N.A.
Assignee of Mortgagee
SHAPIRO & ZIELKE, LLP
Lawrence P. Zielke – 152559
Diane F. Mach – 273788
Melissa L.B. Porter – 0337778
Ronald W. Spencer – 0104061
Stephanie O. Nelson – 0388918
Randolph W. Dawdy – 2160X
Gary J. Evers – 0134764
12550 West Frontage Road, Ste. 200
Burnsville, MN 55337
(952) 831-4060
Attorney for Assignee of Mortgagee
(Published in The McLeod County Chronicle January 2, 2013)

Foreclosure

11-075697
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 the conditions of the following described mortgage:

DATE OF MORTGAGE: August 29, 2003

ORIGINAL PRINICIPAL AMOUNT OF MORTGAGE: $126,672.00

MORTGAGOR(S): Michael L. Kosek, a single person.

MORTGAGEE: Wells Fargo Home Mortgage, Inc.

LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON THE MORTGAGE: Wells Fargo Home Mortgage, Inc.

SERVICER: Wells Fargo Bank, NA

DATE AND PLACE OF FILING: Filed September 2, 2003, McLeod County Recorder, as Document Number A-335565

LEGAL DESCRIPTION OF PROPERTY:

Lot 4 and the West 10 feet of Lot 3, All in Block 8 in Dascher's Addition.

PROPERTY ADDRESS: 642 Milwaukee Avenue SW, Hutchinson, MN 55350

PROPERTY IDENTIFICATION NUMBER: 23.167.0500

COUNTY IN WHICH PROPERTY IS LOCATED: McLeod

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: $132,592.97

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: February 20, 2013, 10:00 a.m.

PLACE OF SALE: Sheriff's Main Office, 801 East 10th Street, Glencoe, MN 55336

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) the personal representatives or assigns.

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 August 20, 2013.

"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 THAT 5 UNITS, ARE NOT PROPERTY USED FOR AGRICULTURAL PRODUCTION, AND ARE ABANDONED.

Dated: December 20, 2012
Wells Fargo Bank, NA
Mortgagee
SHAPIRO & ZIELKE, LLP
By
Lawrence P. Zielke – 152559
Diane F. Mach – 2737888
Melissa L.B. Porter – 0337778
Randolph W. Dawdy 2160X
Ronald W. Spencer – 0104061
Stephanie O. Nelson – 0388918
Gary J. Evers - 0134764
Attorneys for Mortgagee
12550 West Frontage Road, Ste. 200
Burnsville, MN 55337
(952) 831-4060

PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT, YOU ARE ADVISED THAT THIS OFFICE IS DEEMED TO BE A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. THIS NOTICE IS REQUIRED BY THE PROVISIONS OF THE FAIR DEBT COLLECTION PRACTICES ACT AND DOES NOT IMPLY THAT WE ARE ATTEMPTING TO COLLECT MONEY FROM ANYONE WHO HAS DISCHARGED THE DEBT UNDER THE BANKRUPTCY LAWS OF THE UNITED STATES.

(Published in The McLeod County Chronicle January 2, 9, 16, 23, 30 and February 6, 2013)

Foreclosure

NOTICE OF MORTGAGE FORECLOSURE SALE
THE RIGHT OF 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: July 20, 2006

MORTGAGOR: Jason E. Wiland, a single person.

MORTGAGEE: Mortgage Electronic Registration Systems, Inc.

DATE AND PLACE OF RECORDING: Recorded July 24, 2006 McLeod County Recorder, Document No. A-363630

ASSIGNMENTS OF MORTGAGE: Assigned to: Minnesota Housing Finance Agency. Dated October 13, 2006 Recorded November 8, 2006, as Document No. A-366247.

TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc.

TRANSACTION AGENT'S MORTGAGE IDENTIFICATION NUMBER ON MORTGAGE: 100177050600004659

LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON MORTGAGE: Cornerstone Mortgage Company

RESIDENTIAL MORTGAGE SERVICER: U.S. Bank Home Mortgage, a division of U.S. Bank National Association

MORTGAGE PROPERTY ADDRESS: 206 5th Avenue Southeast, Hutchinson, MN 55350

TAX PARCEL I.D. #: R23.050.4980

LEGAL DESCRIPTION OF PROPERTY:

Lot 10, Block 60, South Half, City of Hutchinson

COUNTY IN WHICH PROPERTY IS LOCATED: McLeod

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: $127,551.00

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE, INCLUDING TAXES, IF ANY, PAID BY MORTGAGEE: $121,645.91

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: February 20, 2013 at 10:00 AM

PLACE OF SALE: Sheriff's Office, Law Enforcement Center, Main Lobby, Glencoe, 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 August 20, 2013, 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: December 19, 2012
Minnesota Housing Finance Agency
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
135 – 12-007134 FC

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.
(Published in The McLeod County Chronicle January 2, 9, 16, 23, 30 and February 6, 2013)

McLeod County 2013 Adopted Budget

All Budgeted Governmental Funds	2012 Adopted Budget	2013 Adopted Budget
County Portion of Tax Levy	$18,293,585	$18,293,585
All Other Taxes	324,757	396,786
Licenses and Permits	73,865	78,875
Intergovernmental Revenues		
Federal	3,518,364	3,814,284
State	7,729,157	7,831,215
Charges for Services	4,117,153	4,402,346
Fines and Forfeits	25,500	24,000
Interest on Investments	226,700	197,750
Contributions and Donations	17,000	19,700
Miscellaneous	836,932	883,039
Total Revenues	$35,163,013	$35,941,580
Other Financing Sources	113,000	176,000
Budgeted use of Available Fund Bal.	4,361,856	2,147,168
Transfers In	1,894,186	2,126,612
Total Other Sources	6,369,042	4,449,780
Total Revenues and Other Sources	**$41,532,055**	**$40,391,360**
General Government	6,055,657	6,127,537
Public Safety	6,036,630	6,065,182
Highway and Streets	10,391,591	9,844,014
Sanitation	1,705,434	1,802,539
Human Services	9,620,448	9,771,185
Health	2,024,309	2,031,408
Culture and Recreation	621,407	622,882
Conservation of Natural Resources	602,611	602,956
Economic Development	2,476	2,476
Debt Services	1,347,612	0
Capital Outlay	0	0
Other	1,229,694	1,394,569
Total Expenditures	$39,637,869	$38,264,748
Transfers Out	1,894,186	2,126,612
Total Expenditures and Other Uses	**$41,532,055**	**$40,391,360**