

## Mortgage Foreclosures

### NOTICE OF MORTGAGE FORECLOSURE SALE

17-106638  
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 18, 2008  
ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$300,240.00  
MORTGAGOR(S): Bruce L. Burton and Neva Burton, husband and wife  
MORTGAGEE: Wells Fargo Bank, N.A.  
LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON THE MORTGAGE: Wells Fargo Bank, N.A.  
SERVICER: Wells Fargo Bank, N.A.  
DATE AND PLACE OF FILING: Filed June 24, 2008, Otter Tail County Recorder, as Document Number 1040846  
LEGAL DESCRIPTION OF PROPERTY:

Lots 1 through 5, inclusive, of Block 16 of the subdivision of plat of Sawbridge and Lowry's Addition to the village of Pelican Rapids as recorded in Book B of plats, page 24, in the office of the County Recorder in and for Otter Tail County, Minnesota, together with that part of vacated Race Street and that part of vacated Franklin Avenue described as follows: Commencing at the Southwest corner of said Lot 5, Block 16; thence North 00 degrees 01 minutes 54 seconds West along the West line of said Lot 5, Block 16 to the Northwest corner of said Lot 5, Block 16; thence continuing North 00 degrees 01 minutes 54 seconds West to the Southwest corner of Lot 28, Block 9 of said plat; thence North 89 degrees 48 minutes 24 seconds East on the South line of said Block 9 to the Southeast corner of said Block 9; thence continuing North 89 degrees 48 minutes 24 seconds East to the East line of said plat of Sawbridge and Lowry's Addition, which is also the East line of Section 27, Township 136, Range 43; thence South along the East line of said plat of Sawbridge and Lowry's Addition and along the East line of said Section 27 to the Southeast corner of said Sawbridge and Lowry's Addition, which is along the Southeast corner of said Section 27, thence North 89 degrees 49 minutes 00 seconds West along the South line of said Section 27, which is also the South line of said Sawbridge and Lowry's Addition to the Village of Pelican Rapids as recorded in Book B of plats, page 24, in the office of the County Recorder in and for Otter Tail County Minnesota, and of the East one-half of Northampton Avenue as illustrated on said plat; lying within 33 feet on either side of the centerline of a street described as follows: Commencing at the Southeast corner of said Section 27, Township 136, Range 43; thence North 0 degrees 01 minutes 51 seconds West on the Easterly line of said Section 27 for a distance of 18.73 feet; thence North 83 degrees 50 minutes 59 seconds West 80.95 feet; thence North 88 degrees 10 minutes 59 seconds West 262.73 feet; thence on a tangential curve to the right, central angle of 82 degrees 09 minutes 40 seconds, Radius of 150.01 feet for an arc distance of 215.11 feet; thence North 00 degrees 01 minutes 19 seconds West 996.24 feet and there terminating.

PROPERTY ADDRESS: 1209 Maplewood Dr SE, Pelican Rapids, MN 56572  
PROPERTY IDENTIFICATION NUMBER: 7600099061002  
COUNTY IN WHICH PROPERTY IS LOCATED: Otter Tail  
THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: \$152,019.96  
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: July 27, 2017, 10:00am  
PLACE OF SALE: Sheriff's Main Office, North Door of Courthouse, 121 Junius Avenue, Fergus Falls, MN 56538  
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 12 months from the date of said sale by the mortgagor(s) the personal representatives or assigns.  
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 FOR AGRICULTURAL PRODUCTION, AND ARE ABANDONED.  
Dated: May 8, 2017  
Wells Fargo Bank, N.A.  
Mortgagee: SHAPIRO & ZIELKE, LLP  
BY /s/ Lawrence P. Zielke - 152559  
Diane F. Mach - 273788  
Melissa L. B. Porter - 0337778  
Randolph W. Dawdy - 2160X  
Gary J. Evers - 0134764  
Tracy J. Halliday - 034610X  
Attorneys for Mortgagee  
12550 West Frontage Road, Suite 200 Burnsville, MN 55337  
(952) 831-4060  
THIS IS A COMMUNICATION FROM A DEBT COLLECTOR

Published in the Parkers Prairie Independent  
May 11, 18, 25, June 1, 8, 15, 2017  
686806

### 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:  
MORTGAGOR(S): Daryl Holtz and Laurie M. Holtz, husband and wife

MORTGAGEE: Sprint Funding Corporation, a California corporation  
ASSIGNMENTS OF MORTGAGE: Assigned to: Wells Fargo Bank, N.A. by assignment recorded on May 5, 2006 as Document Number 997341 in the Office of the County Recorder of Otter Tail County, Minnesota; thereafter assigned to U.S. Bank National Association, as Trustee for SASCO Mortgage Loan Trust 2006-WF2 by assignment recorded on March 28, 2013 as Document Number 1125294 in the Office of the County Recorder of Otter Tail County, Minnesota.  
ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$58,710.00  
DATE OF MORTGAGE: April 13, 2006  
DATE AND PLACE OF FILING: Recorded on May 5, 2006 as Document Number 997340 in the Office of the County Recorder of Otter Tail County, Minnesota.  
THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: \$55,290.51  
LEGAL DESCRIPTION OF PROPERTY: The North Fifty (50) feet of the South One Hundred Fifty (150) feet of the East One Hundred Fifty (150) feet of Block Eighteen (18), Lakeland Addition to the City of Fergus Falls, Otter Tail County, Minnesota.  
STREET ADDRESS OF PROPERTY: 1116 SHERIDAN ST S, FERGUS FALLS, MN 56537-3520  
COUNTY IN WHICH PROPERTY IS LOCATED: Otter Tail County, Minnesota  
TRANSACTION AGENT: None  
NAME OF MORTGAGE ORIGINATOR: Sprint Funding Corporation, a California corporation  
RESIDENTIAL SERVICER: Wells Fargo Bank, N.A.  
TAX PARCEL IDENTIFICATION NUMBER: 71001990701003  
TRANSACTION AGENT'S MORTGAGE IDENTIFICATION NUMBER: None  
THAT no action or proceeding has been instituted at law to recover the debt then remaining secured by such mortgage, or any part thereof, or, if the action or proceeding has been instituted, that the same has been discontinued, or that an execution upon the judgment rendered therein has been returned unsatisfied, in whole or in part.  
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: June 22, 2017 at 10:00 AM  
PLACE OF SALE: Otter Tail County Sheriff's Office, County Courthouse, 121 West Junius, Fergus Falls, Minnesota  
to pay the debt then secured by said mortgage and taxes, if any, actually paid by the mortgagor, 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.  
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.  
MORTGAGOR(S) RELEASED FROM FINANCIAL OBLIGATION ON MORTGAGE: None  
Dated: April 27, 2017  
U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR SASCO MORTGAGE LOAN TRUST 2006-WF2  
Mortgagee THE ACADEMY LAW GROUP, P.A.  
By: /s/ Rebecca F. Schiller, Esq., N. Kibongni Fondungallah, Esq., \*Samuel R. Coleman, Esq.\*  
Attorneys for Mortgagee  
The Academy Professional Building  
25 North Dale Street  
St. Paul, MN 55102  
(651) 209-9780  
(17-0361-FC01)  
THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.

Published in the Parkers Prairie Independent  
May 4, 11, 18, 25, June 1, 8, 2017  
682637

### 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: July 25, 2016  
ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$193,886.00  
MORTGAGOR(S): Christopher A. Johnson and Amy L. Klouda, husband and wife  
MORTGAGEE: Mortgage Electronic Registration Systems, Inc.  
TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc.  
MIN#: 100809480001379499  
LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON THE MORTGAGE: CBC National Bank  
SERVICER: Nationstar Mortgage LLC  
DATE AND PLACE OF FILING: Filed August 4, 2016, Otter Tail County Recorder, as Document Number 1178095  
ASSIGNMENTS OF MORTGAGE: Assigned to: Nationstar Mortgage LLC  
LEGAL DESCRIPTION OF PROPERTY:

All the part of Government Lot 4, Section 4, Township 133, Range 39, Otter Tail County, Minnesota, described as follows: Commencing at the Northeast corner of said Government Lot 4 thence on a assumed bearing of South 01 degree 23 minutes 21 seconds West along the East line of said Government Lot 4, a distance of 395.51 feet to the Southeastly line of a Dedicated Road, as dedicated in Spanswick Addition, according to the recorded plat thereof, being the point of beginning of the land to be described; thence South 53 degrees 38 minutes 35 seconds West along said Southeastly line, a distance of 4.00 feet; thence South 01 degrees 23 minutes 21 seconds West along said Southeastly line, a distance of 54.19 feet; thence Southwesterly, continuing along said Southeastly line, on a tangential curve , concave to the Northwest, having a radius of 70.00 feet and a Delta angle of 117 degrees 37 minutes 46 seconds, for an arc distance of 143.71 feet; thence Westerly, continuing along said Southeastly line, on a reverse curve, concave to the South, having a radius of 50.00 feet and Delta angle of 65 degrees 22 minutes 32 seconds, for an arc distance of 57.05 feet; thence South 53

degrees 38 minutes 35 seconds West along said Southeastly line, a distance of 198.39 feet; thence South 05 degrees 27 minutes 17 seconds East a distance of 687.67 feet to the South line of said Government Lot 4; thence South 89 degrees 11 minutes 36 seconds East along said South line, a distance of 234.36 feet to the Southeast corner of said Government Lot 4; thence North 01 degree 23 minutes 21 seconds East along said East line of government Lot 4, a distance of 925.26 feet to the point of beginning.  
PROPERTY ADDRESS: 42496 275th St, Battle Lake, MN 56515  
PROPERTY IDENTIFICATION NUMBER: 29000040030003  
COUNTY IN WHICH PROPERTY IS LOCATED: Otter Tail  
THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: \$196,332.23  
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: July 6, 2017, 10:00am  
PLACE OF SALE: Sheriff's Main Office, North Door of Courthouse, 121 Junius Avenue, Fergus Falls, MN 56538  
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 January 6, 2018, or the next business day if January 6, 2018 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 FOR AGRICULTURAL PRODUCTION, AND ARE ABANDONED."  
Dated: May 4, 2017  
Nationstar Mortgage LLC  
Assignee of Mortgagee SHAPIRO & ZIELKE, LLP  
BY /s/ Lawrence P. Zielke - 152559  
Diane F. Mach - 273788  
Melissa L. B. Porter - 0337778  
Randolph W. Dawdy - 2160X  
Gary J. Evers - 0134764  
Tracy J. Halliday - 034610X  
Attorneys for Mortgagee  
12550 West Frontage Road, Suite 200 Burnsville, MN 55337  
(952) 831-4060  
THIS IS A COMMUNICATION FROM A DEBT COLLECTOR

Published in the Parkers Prairie Independent  
May 11, 18, 25, June 1, 8, 15, 2017  
685994

### 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: November 7, 2011  
ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$146,197.00  
MORTGAGOR(S): Cory M. Koljonen and Jessica L. Masloski, each a single person  
MORTGAGEE: Mortgage Electronic Registration Systems, Inc.  
TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc.  
MIN#: 100052211013947393  
LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON THE MORTGAGE: Franklin American Mortgage Company  
SERVICER: Cenlar FSB  
DATE AND PLACE OF FILING: Filed November 14, 2011, Otter Tail County Recorder, as Document Number 1100312  
ASSIGNMENTS OF MORTGAGE: Assigned to: Lakeview Loan Servicing, LLC  
LEGAL DESCRIPTION OF PROPERTY:  
The North 433.92 feet of the East 417.42 feet of the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) in Section Thirteen (13), Township One Hundred Thirty-six (136), Range Thirty-eight (38), Otter Tail County, Minnesota, except the North 16.5 feet thereof.  
PROPERTY ADDRESS: 43723 520th Avenue, New York Mills, MN 56567  
PROPERTY IDENTIFICATION NUMBER: 52000130068002  
COUNTY IN WHICH PROPERTY IS LOCATED: Otter Tail  
THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: \$132,247.12  
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: June 15, 2017, 10:00am  
PLACE OF SALE: Sheriff's Main Office, North Door of Courthouse, 121 Junius Avenue, Fergus Falls, MN 56538  
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 January 16, 2018, 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: May 9, 2017  
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 - 17-001136 FC  
THIS IS A COMMUNICATION FROM A DEBT COLLECTOR

Published in the Parkers Prairie Independent  
May 18, 25, June 1, 8, 15, 22, 2017  
687452

### NOTICE OF MORTGAGE FORECLOSURE SALE

14-096046  
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: March 24, 2005  
ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$40,000.00  
MORTGAGOR(S): Edwin M. Renken and Sheryl D. Renken, Husband and Wife  
MORTGAGEE: Wells Fargo Bank, N.A.  
LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON THE MORTGAGE: Wells Fargo Bank, N.A.  
SERVICER: Wells Fargo Bank, N.A.  
DATE AND PLACE OF FILING: Filed March 30, 2005, Otter Tail County Recorder, as Document Number 973233  
ASSIGNMENTS OF MORTGAGE: Assigned to: HSBC Bank USA, National Association as Trustee for Wells Fargo Home Equity Asset-Backed Securities 2005-1 Trust, Home Equity Asset-Backed Certificates, Series 2005-1  
LEGAL DESCRIPTION OF PROPERTY:

That part of Reserve Block "C" in the Original Plat of the Village of Henning, Minnesota, according to the certified and recorded plat thereof on file and of record in the office of the County Recorder of Otter Tail County, Minnesota.

### 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: June 1, 2005  
MORTGAGOR: Brady Merz, an unmarried man.  
MORTGAGEE: Mortgage Electronic Registration Systems, Inc.  
DATE AND PLACE OF RECORDING: Recorded June 2, 2005 Otter Tail County Recorder, Document No. 977170.  
ASSIGNMENTS OF MORTGAGE: Assigned to: US Bank National Association. Dated August 20, 2007 Recorded August 27, 2007, as Document No. 1025248. And thereafter assigned to: U.S. Bank National Association, as Trustee for MASTR Asset Backed Securities Trust 2005-HE2, Mortgage Pass-Through Certificates, Series 2005-HE2. Dated February 7, 2012 Recorded February 24, 2012, as Document No. 1104918.  
TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc.  
TRANSACTION AGENT'S MORTGAGE IDENTIFICATION NUMBER ON MORTGAGE: 100175200002415704  
LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON MORTGAGE: MILA, Inc.  
RESIDENTIAL MORTGAGE SERVICER: Select Portfolio Servicing, Inc.  
MORTGAGED PROPERTY ADDRESS: 27277 County Hwy 27, Fergus Falls, MN 56537  
TAX PARCEL I.D. #: 26-000-03-0014-004  
LEGAL DESCRIPTION OF PROPERTY:

That part of the Southeast Quarter of Section 3, Township 133 North, Range 43 West of the Fifth Principal Meridian described as follows: Commencing at the Northeast corner of said Southeast Quarter; thence on an assumed bearing of South, on the Easterly line thereof, for a distance of 810.00 feet to point of beginning of area to be described; thence on a bearing of West and at right angles for a distance of 475.00 feet; thence on a bearing of South and at right angles for a distance of 460.00 feet; thence on a bearing of East and at right angles for a distance of 475.00 feet to the Easterly line of said Section 3; thence Northerly on said Easterly line for a distance of 460.00 feet to point of beginning, subject to the rights of the public in County State Aid Route No. 27 over the Easterly 50 feet thereof.  
COUNTY IN WHICH PROPERTY IS LOCATED: Otter Tail  
ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$50,000.00  
AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE, INCLUDING TAXES, IF ANY, PAID BY MORTGAGEE: \$45,954.57  
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: July 13, 2017 at 10:00 AM  
PLACE OF SALE: Sheriff's Office, Otter Tail County Courthouse, North Door, 121 West Junius, Fergus Falls, MN  
to pay the debt then secured by said mortgage, and taxes, if any, on said premises, 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.  
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 FOR AGRICULTURAL PRODUCTION, AND ARE ABANDONED."  
Dated: 04/17/2017  
Recorded: 04/27/2017  
Otter Tail County Recorder Document No. 1189736  
Transaction Agent: Mortgage Electronic Registration Systems, Inc.  
Transaction Agent Mortgage Identification Number: 1002725-0200006973-6  
Lender or Broker: New State Mortgage, LLC, an Indiana LLC  
Residential Mortgage Servicer: Ocwen Loan Servicing, LLC  
Mortgage Originator: New State Mortgage, LLC, an Indiana LLC  
LEGAL DESCRIPTION OF PROPERTY: A certain tract or parcel of land in

Published in the Parkers Prairie Independent  
May 18, 25, June 1, 8, 15, 22, 2017  
689684

### NOTICE OF MORTGAGE FORECLOSURE SALE

14-096046  
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: March 24, 2005  
ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$40,000.00  
MORTGAGOR(S): Edwin M. Renken and Sheryl D. Renken, Husband and Wife  
MORTGAGEE: Wells Fargo Bank, N.A.  
LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON THE MORTGAGE: Wells Fargo Bank, N.A.  
SERVICER: Wells Fargo Bank, N.A.  
DATE AND PLACE OF FILING: Filed March 30, 2005, Otter Tail County Recorder, as Document Number 973233  
ASSIGNMENTS OF MORTGAGE: Assigned to: HSBC Bank USA, National Association as Trustee for Wells Fargo Home Equity Asset-Backed Securities 2005-1 Trust, Home Equity Asset-Backed Certificates, Series 2005-1  
LEGAL DESCRIPTION OF PROPERTY:

That part of Reserve Block "C" in the Original Plat of the Village of Henning, Minnesota, according to the certified and recorded plat thereof on file and of record in the office of the County Recorder of Otter Tail County, Minnesota.  
Commencing at a point where the prolongation of the North line of Front Street in the Village of Henning intersects the South line of Reserve Block "C" in said Village; thence Northeasterly along said North line of Front Street a distance of 40 feet to the point of beginning; thence Northwesterly and at right angles to last line a distance of 150 feet; thence Northeasterly and at right angles to last line a distance of 150 feet; thence Southwesterly and at right angles to last line a distance of 60 feet to the point of beginning.  
PROPERTY ADDRESS: 803 Front St, Henning, MN 56551  
PROPERTY IDENTIFICATION NUMBER: 72000990236000  
COUNTY IN WHICH PROPERTY IS LOCATED: Otter Tail  
THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: \$47,433.13  
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: July 13, 2017, 10:00am  
PLACE OF SALE: Sheriff's Main Office, North Door of Courthouse, 121 Junius Avenue, Fergus Falls, MN 56538  
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 January 13, 2018, or the next business day if January 13, 2018 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 FOR AGRICULTURAL PRODUCTION, AND ARE ABANDONED."  
Dated: May 9, 2017  
HSBC Bank USA, National Association as Trustee for Wells Fargo Home Equity Asset-Backed Securities 2005-1 Trust, Home Equity Asset-Backed Certificates, Series 2005-1  
Assignee of Mortgagee SHAPIRO & ZIELKE, LLP  
BY Lawrence P. Zielke - 152559  
Diane F. Mach - 273788  
Melissa L. B. Porter - 0337778  
Randolph W. Dawdy - 2160X  
Gary J. Evers - 0134764  
Tracy J. Halliday - 034610X  
Attorneys for Mortgagee  
12550 West Frontage Road, Suite 200 Burnsville, MN 55337  
(952) 831-4060  
THIS IS A COMMUNICATION FROM A DEBT COLLECTOR

Published in the Parkers Prairie Independent  
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687452

### 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:  
Mortgagor: Clayton M Magnuson a single man  
Mortgagee: Mortgage Electronic Registration Systems, Inc. as nominee for New State Mortgage, LLC  
Dated: 12/27/2004  
Recorded: 01/07/2005  
Otter Tail County Recorder Document No. 969351  
Assigned To: The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A., as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates Series 2005-RS2  
Dated: 04/17/2017  
Recorded: 04/27/2017  
Otter Tail County Recorder Document No. 1189736  
Transaction Agent: Mortgage Electronic Registration Systems, Inc.  
Transaction Agent Mortgage Identification Number: 1002725-0200006973-6  
Lender or Broker: New State Mortgage, LLC, an Indiana LLC  
Residential Mortgage Servicer: Ocwen Loan Servicing, LLC  
Mortgage Originator: New State Mortgage, LLC, an Indiana LLC  
LEGAL DESCRIPTION OF PROPERTY: A certain tract or parcel of land in

Published in the Parkers Prairie Independent  
May 18, 25, June 1, 8, 15, 22, 2017  
687452

### 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:  
Mortgagor: Clayton M Magnuson a single man  
Mortgagee: Mortgage Electronic Registration Systems, Inc. as nominee for New State Mortgage, LLC  
Dated: 12/27/2004  
Recorded: 01/07/2005  
Otter Tail County Recorder Document No. 969351  
Assigned To: The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A., as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates Series 2005-RS2  
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LEGAL DESCRIPTION OF PROPERTY: A certain tract or parcel of land in

Otter Tail County, in the State of Minnesota, described as follows:

That part of Government Lot Eight (8), Section Three (3), Township One Hundred Thirty-two (132), Range Thirty-nine (39), Otter Tail County, Minnesota, described as follows: Commencing at the Southeast corner of Lot 1, Block 1, of the Subdivision Plat of Pearson's-Galzen Lake Property as of public record in the office of the County Recorder in and for said Otter Tail County; and on an assumed bearing of North 22 degrees 31 minutes 40 seconds East on the Easterly line of said Lot 1, for a distance of 568.82 feet to point of beginning of area to be described; thence North 59 degrees 44 minutes East 100.00 feet; thence North 30 degrees 16 minutes West 212.57 feet; thence North 59 degrees 44 minutes East 483.81 feet to the intersection with a line described as follows: Commencing at the Southwest corner of said Section 3; thence on an assumed bearing of South 87 degrees 40 minutes East on the Southerly line of said Section 3 for a distance of 1246.00 feet; thence North 38 degrees 38 minutes East 957.80 feet; thence North 15 degrees 40 minutes East 294.65 feet; thence North 74 degrees 20 minutes West 309.60 feet; thence South 37 degrees 54 minutes West 107.70 feet; thence North 65 degrees 56 minutes West and being the above stated line to be intersected; thence South 65 degrees 47 minutes East (in previous deeds referred to as North 65 degrees 56 minutes West) for a distance of 50.00 feet; thence South 41 degrees 31 minutes 20 seconds East 250.10 feet to a point described as follows: Commencing at the Southwest corner of said Section 3; thence South 87 degrees 30 minutes 20 seconds East on the Southerly line thereof for a distance of 1246.00 feet; thence North 38 degrees 38 minutes East 957.80 feet; thence North 16 degrees 01 minute East (in previous deeds referred to as North 15 degrees 40 minutes East) 368.00 feet; thence South 29 degrees 17 minutes West 155.01 feet; thence South 49 degrees 28 minutes West 188.80 feet to above said point; thence South 46 degrees 21 minutes 30 seconds West 243.09 feet; thence South 20 degrees 59 minutes 57 seconds West 228.76 feet to the intersection with a line projected at a bearing of South 72 degrees 23 minutes 30 seconds East from point of beginning; thence North 72 degrees 23 minutes 30 seconds West 367.71 feet to point of beginning, containing 4.69 acres, more or less.

Together with a 20-foot wide road easement in Government Lot Eight (8), Section Three (3), Township One Hundred Thirty-two (132), Range Thirty-nine (39), Otter Tail County, Minnesota, the centerline of which is described as follows: Commencing at the southeast corner of Lot 1, Block 1, of the Subdivision Plat of Pearson's-Galzen Lake Property as of public record in the office of the County Recorder in and for said Otter Tail County; thence on a bearing of North 22 degrees 31 minutes 40 seconds East on the Easterly line of said Lot 1 for a distance of 568.82 feet; thence North 59 degrees 44 minutes East 100.00 feet; thence North 30 degrees 16 minutes West 198.97 feet to point of beginning of said centerline to be described; thence North 59 degrees 44 minutes East 409.88 feet; thence on a tangential curve to the right, central angle of 69 degrees 08 minutes 47 seconds, radius of 120.00 feet for an arc distance of 144.82 feet; thence South 51 degrees 07 minutes 13 seconds East 107.32 feet (for descriptive purposes only referred to as Point "A"); thence continuing South 51 degrees 07 minutes 13 seconds East 85.00 feet and there terminating, together with a 20-foot wide road easement, the centerline of which is described as follows: Beginning at above said Point "A"; thence North 20 degrees 46 minutes East 110.00 feet; thence North 35 degrees 07 minutes 05 seconds East 90.00 feet and there terminating, Otter Tail County, Minnesota.

This is Abstract Property.  
TAX PARCEL NO.: 41000030019009  
ADDRESS OF PROPERTY: 21115 Greenhead Dr Clitherall, MN 56524  
COUNTY IN WHICH PROPERTY IS LOCATED: Otter Tail  
ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$181,000.00  
AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$126,218.58  
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: July 6, 2017, 10:00 AM  
PLACE OF SALE: North Door, Otter Tail County Courthouse, 121 W. Junius Ave., Fergus Falls