

Mortgage Foreclosures

NOTICE OF MORTGAGE FORECLOSURE SALE

17-107468
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 16, 2007

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$277,500.00
MORTGAGOR(S): Marion R. Arndt and Loren T. Arndt, wife and husband
MORTGAGEE: Wells Fargo Bank, N.A.

LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON THE MORTGAGE: Wells Fargo Bank, N.A.
SERVICER: Champion Mortgage DATE AND PLACE OF FILING: Filed April 4, 2007, Otter Tail County Recorder, as Document Number 1016814
ASSIGNMENTS OF MORTGAGE: Assigned to: Nationstar Mortgage LLC d/b/a Champion Mortgage Company
LEGAL DESCRIPTION OF PROPERTY:

Lot One (1), Block Two (2), Suncrest Terrace

PROPERTY ADDRESS: 24780 Country Oak Loop, Fergus Falls, MN 56537
PROPERTY IDENTIFICATION NUMBER: 26000990424000

COUNTY IN WHICH PROPERTY IS LOCATED: Otter Tail

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: \$173,022.20

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: December 7, 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.

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 December 7, 2018, or the next business day if December 7, 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 5 UNITS, ARE NOT PROPERTY USED FOR AGRICULTURAL PRODUCTION, AND ARE ABANDONED.

Dated: October 10, 2017

Nationstar Mortgage LLC d/b/a Champion Mortgage Company
Assignee of Mortgage
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
Shapiro & Zielke, LLP

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

October 12, 19, 26,
November 2, 9, 16, 2017
743378

NOTICE OF MORTGAGE FORECLOSURE SALE

NOTICE IS HEREBY GIVEN that default has occurred in the conditions of the following described mortgage:
DATE OF MORTGAGE: July 02, 2015
ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$39,275.00

MORTGAGOR(S):

Joshua J. Brasel, unmarried man

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

DATE AND PLACE OF RECORDING: Recorded: July 06, 2015 Otter Tail County Recorder

Document Number: 1160877

ASSIGNMENTS OF MORTGAGE: And assigned to: PennyMac Loan Services, LLC

Dated: September 14, 2017
Recorded: October 06, 2017 Otter Tail County Recorder

Document Number: 1197275

Transaction Agent: Mortgage Electronic Registration Systems, Inc.

Transaction Agent Mortgage Identification Number: 1001464-600049804-7

Lender or Broker: Primary Residential Mortgage Inc.

Residential Mortgage Servicer: PennyMac Loan Services, LLC

Mortgage Originator: Not Applicable

COUNTY IN WHICH PROPERTY IS LOCATED: Otter Tail

Property Address: 209 Center Ave W, Deer Creek, MN 56527-2725

Tax Parcel ID Number: 67000990091001

LEGAL DESCRIPTION OF PROPERTY: Lots 5 and 6, Block 4, Danner's Addition to Deer Creek, Minnesota

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$40,671.82

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: December 07, 2017 at 10:00 AM

PLACE OF SALE: North door of the Courthouse, 121 West Junius Avenue, Fergus Falls, Minnesota

to pay the debt secured by said mortgage and taxes, if any, on said premises and the costs and disbursements, including attorney fees allowed by law, subject to redemption within six (6) months from the date of said sale by the

mortgagor(s), their personal representatives or assigns.

If the Mortgage is not reinstated under Minn. Stat. §580.30 or the property is not redeemed under Minn. Stat. §580.23, the Mortgagor must vacate the property on or before 11:59 p.m. on June 07, 2018, or the next business day if June 07, 2018 falls on a Saturday, Sunday or legal holiday.

Mortgagor(s) released from financial obligation: NONE

THIS COMMUNICATION IS FROM A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

THE RIGHT TO VERIFICATION OF THE DEBT AND IDENTITY OF THE ORIGINAL CREDITOR WITHIN THE TIME PROVIDED BY LAW IS NOT AFFECTED BY THIS ACTION.

THE TIME ALLOWED BY LAW FOR REDEMPTION BY THE MORTGAGOR, THE MORTGAGOR'S PERSONAL REPRESENTATIVES OR ASSIGNS, MAY BE REDUCED TO FIVE WEEKS IF A JUDICIAL ORDER IS ENTERED UNDER MINNESOTA STATUTES, SECTION 582.032, DETERMINING, AMONG OTHER THINGS, THAT THE MORTGAGED PREMISES ARE IMPROVED WITH A RESIDENTIAL DWELLING OF LESS THAN FIVE UNITS, ARE NOT PROPERTY USED IN AGRICULTURAL PRODUCTION, AND ARE ABANDONED.

DATED: October 19, 2017

ASSIGNEE OF MORTGAGEE: PennyMac Loan Services, LLC

Willford, Geske & Cook P.A.
Attorneys for Assignee of Mortgagee

7616 Currell Blvd Ste 200
Woodbury, MN 55125-2296
(651) 209-3300

File Number: 038344F01

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November 2, 9, 16, 23, 2017
744000

NOTICE OF MORTGAGE FORECLOSURE SALE

16-104652

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 2, 2010
ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$115,445.00

MORTGAGOR(S): Daniel Johnson and Becky Johnson, husband and wife

MORTGAGEE: Mortgage Electronic Registration Systems, Inc.

TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc.

MIN#: 10002000608335976

LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON THE MORTGAGE:

PHH Mortgage Corporation

SERVICER: PHH Mortgage Corporation

DATE AND PLACE OF FILING: Filed June 7, 2010, Otter Tail County Recorder,

as Document Number 1075938. Thereafter reformed by an Order to correct the legal dated July 12, 2017 recorded July 27, 2017 as document number 1193904; thereafter reformed by an Amended Order to correct the legal dated September 28, 2017 recorded 10/10/2017 as document number 1197363

ASSIGNMENTS OF MORTGAGE: Assigned to: PHH Mortgage Corporation

LEGAL DESCRIPTION OF PROPERTY:

The North 1/2 of the NE1/4 of the NE1/4, EXCEPT THE E1/2 of the NE1/4 of the NE1/4 of the NE1/4, Sec. 14, Twp. 135, Rng. 39.

PROPERTY ADDRESS: 44870 Co Hwy 14, Perham, MN 56573

PROPERTY IDENTIFICATION NUMBER: 53000140082004

COUNTY IN WHICH PROPERTY IS LOCATED: Otter Tail

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: \$117,788.15

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 4, 2018, 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 July 4, 2018, or the next business day if July 4, 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 5 UNITS, ARE NOT PROPERTY USED FOR AGRICULTURAL PRODUCTION, AND ARE ABANDONED.

Dated: October 26, 2017

PHH Mortgage Corporation

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
Shapiro & Zielke, LLP

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

November 2, 9, 16, 23, 30,
December 7, 2017
750033

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 19, 2005

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$93,500.00

MORTGAGOR(S): Robert George Jaros and Linda M. Jaros, husband and wife

MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as nominee for BNC Mortgage, Inc., a Delaware Corporation

TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc.

MIN#: 100122200001947768

SERVICER: Rushmore Loan Management Services, LLC

LENDER: BNC Mortgage, Inc., a Delaware Corporation

DATE AND PLACE OF FILING: Otter Tail County Minnesota Recorder on October 27, 2005 as Document No. 986957

ASSIGNED TO: Lehman Capital, a division of Lehman Brothers Holdings, Inc. dated 10/25/2010 recorded on 11/10/2010 as Document No. 1083729

Lex Special Assets LLC dated 10/05/2012, recorded on, 01/24/2013 as Document No. 1122422

U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2013-3T dated 08/29/2013 recorded on 09/05/2013 as Document No. 1133393

MTGLQ Investors, LP dated 07/24/2017 recorded on 08/21/2017 as Document No. 1195065

LEGAL DESCRIPTION OF PROPERTY:

The South Half of the Northeast Quarter (S 1/2 NE 1/4) (also known as Government Lots Four (4) and Five (5)) of Section Five (5); except all that portion of the Northeast Quarter (NE 1/4) lying North of a line parallel to and equally distant from the North Section line and East-West Quarter Section line of the Northeast Quarter (NE 1/4) of Section 5, Township 132, Range 42, and further excepting that portion thereof which lies southeast of the southeast boundary line of the right-of-way of State Highway No. 210 as it presently exists, and also excepting a perpetual easement and right-of-way for road purposes over and across the South 1320 feet of the West 33 feet of Government Lot Five (5), Section 5, Township 132, Range 42, Otter Tail County, Minnesota.

PROPERTY ADDRESS: 21670 240th Avenue, Fergus Falls, MN 56537

PROPERTY I.D.: 1300050025000

COUNTY IN WHICH PROPERTY IS LOCATED: Otter Tail

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: One Hundred Forty-Nine Thousand Six Hundred Eighty-Five and 91/100 (\$149,685.91)

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: December 14, 2017 at 10:00 AM

PLACE OF SALE: North door of Otter County Courthouse, 121 W. Junius, Fergus Falls, MN 56537

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 12 months from the date of sale. If Mortgage is not reinstated under Minn. Stat. §580.30 or the property is not redeemed under Minn. Stat. §580.23, the Mortgagor must vacate the property on or before 11:59 p.m. on December 14, 2018, or the next business day if December 14, 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 IN AGRICULTURAL PRODUCTION, AND ARE ABANDONED."

Dated: October 9, 2017

MTGLQ Investors, LP

Randall S. Miller & Associates, PLLC

Attorneys for Assignee of Mortgage/Mortgagee

Canadian Pacific Plaza,
120 South Sixth Street, Suite 2050
Minneapolis, MN 55402
Phone: 952-232-0052

Our File No. 13MN00234-2

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR

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November 2, 9, 16, 23, 2017
743529

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: January 24, 2008

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$247,500.00

MORTGAGOR(S): Bert L. Lovelace, a single person

MORTGAGEE: Wells Fargo Bank, N.A.

SERVICER: Rushmore Loan Management Services, LLC

LENDER: Wells Fargo Bank, N.A.

DATE AND PLACE OF FILING: Otter Tail County Minnesota Recorder on January 30, 2008 as Document No. 1033508

ASSIGNED TO: Secretary of Housing and Urban Development dated 02/14/2013 recorded on 03/04/2013 as Document No. 1124201

U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2016-CTT dated 05/09/2017 recorded on 06/28/2017 as Document No. 1192544

LEGAL DESCRIPTION OF PROPERTY:

Lot 10 and the West 35 feet of Lot 9, Block 3, Corliss' Addition to the City of Fergus Falls, Otter Tail County, Minnesota.

PROPERTY ADDRESS: 410 West Cedar Avenue, Fergus Falls, MN 56537

PROPERTY I.D.: 71003990384002

COUNTY IN WHICH PROPERTY IS LOCATED: Otter Tail

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: One Hundred Ninety-Five Thousand Three Hundred Fifty and 32/100 (\$195,350.32)

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: December 14, 2017 at 10:00 AM

PLACE OF SALE: North door of Otter County Courthouse, 121 W. Junius, Fergus Falls, MN 56537

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 months from the date of sale. If Mortgage is not reinstated under Minn. Stat. §580.30 or the property is not redeemed under Minn. Stat. §580.23, the Mortgagor must vacate the property on or before 11:59 p.m. on June 14, 2018, or the next business day if June 14, 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 IN AGRICULTURAL PRODUCTION, AND ARE ABANDONED."

Dated: October 10, 2017

U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2016-CTT

Randall S. Miller & Associates, PLLC

Attorneys for Assignee of Mortgage/Mortgagee

Canadian Pacific Plaza, 120 South Sixth Street, Suite 2050
Minneapolis, MN 55402
Phone: 952-232-0052

Our File No. 17MN00083-2

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR

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NOTICE OF MORTGAGE FORECLOSURE SALE