

Mortgage Foreclosures

NOTICE OF MORTGAGE FORECLOSURE SALE

17-106972

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 29, 2011

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$93,200.00

MORTGAGOR(S):

Mortgagee: a single person

MORTGAGEE: Midwest Minnesota Community Development Corporation

LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON THE MORTGAGE: Midwest Minnesota Community Development Corporation

SERVICER:

JPMorgan Chase Bank, N.A.

DATE AND PLACE OF FILING: Filed October 3, 2011, Otter Tail County Recorder, as Document Number 1098153

ASSIGNMENTS OF MORTGAGE: Assigned to: JPMorgan Chase Bank, N.A.,; Dated: September 29, 2011 filed: October 3, 2011, recorded as document number 1098154

LEGAL DESCRIPTION OF PROPERTY:

That part of the SW1/4 of NE1/4 of Section 8-135-37, described as follows:

To find the point of beginning of the parcel to be described commence at an iron stake at the Southwest corner of the SW1/4 of NE1/4 and thence South 89 degrees 25 minutes 21 seconds East on an assumed bearing on and along the South line of the SW1/4 of NE1/4 a distance of 264 feet to an iron stake which is the point of beginning of the parcel to be described; thence North 00 degrees 23 minutes 14 seconds East, which is parallel with the West line of the SW1/4 of NE1/4, a distance of 183 feet; thence North 89 degrees 25 minutes 21 seconds West a distance of 64 feet; thence South 00 degrees 23 minutes 14 seconds West to the South line of the SW1/4 of NE1/4; thence South 89 degrees 25 minutes 21 seconds East to the point of beginning. The above described parcel has also been known and designated as the East 64 feet of the West 264 feet of the South 183 feet of the SW1/4 of NE1/4 of Sec. 8-135-37

PROPERTY ADDRESS: 15 Gilman St E, New York Mills, MN 55657

PROPERTY IDENTIFICATION NUMBER: 7300080023000

COUNTY IN WHICH PROPERTY IS LOCATED: Otter Tail

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: \$91,433.45

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 1, 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 August 1, 2018, or the next business day if August 1, 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: November 29, 2017

JPMorgan Chase Bank, National Association

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

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THIS IS A COMMUNICATION FROM A DEBT COLLECTOR

Published in the Parkers Prairie Independent

December 7, 14, 21, 28, 2017

January 4, 11, 2018

761517

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 31, 2002

MORTGAGOR: Roger L. Braun, a single person.

MORTGAGEE: Bremer Bank, National Association.

DATE AND PLACE OF RECORDING: Recorded June 10, 2002 Otter Tail County Recorder, Document No. 905247.

ASSIGNMENTS OF MORTGAGE: Assigned to: Minnesota Housing Finance Agency. Dated May 31, 2002 Recorded June 10, 2002, as Document No. 905248.

TRANSACTION AGENT: NONE

TRANSACTION AGENT'S MORTGAGE IDENTIFICATION NUMBER ON MORTGAGE: NONE

LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON MORTGAGE: Bremer Bank, National Association

SERVICER: U.S. Bank National Association

MORTGAGED PROPERTY ADDRESS: 707 Summit Ave W, Fergus Falls, MN 56537

TAX PARCEL I.D. #: 71003991248000

PURSUANT, to the power of sale

LEGAL DESCRIPTION OF PROPERTY:

The East 50 feet of the West 100 feet of Lots 1, 2 and 3, Block 6, of Sawbridge and Lowry's Addition to Fergus Falls, MN together with an egress and ingress easement over the South 8 feet of Lot 3, Block 6 of Sawbridge and Lowry's Addition to Fergus Falls, MN

COUNTY IN WHICH PROPERTY IS LOCATED: Otter Tail

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$61,000.00

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE, INCLUDING TAXES, IF ANY, PAID BY MORTGAGEE: \$47,506.69

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: February 15, 2018 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, 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 15, 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: December 12, 2017

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 - 17-007633 FC

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.

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December 21, 28, 2017,

January 4, 11, 18, 25, 2018

767222

NOTICE OF MORTGAGE FORECLOSURE SALE

THE RIGHT TO VERIFICATION OF THE DEBT AND IDENTITY OF THE ORIGINAL CREDITOR WITHIN THE TIME PROVIDED BY THIS ACTION.

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

DATE OF MORTGAGE:

December 4, 2006

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$88,000.00

MORTGAGOR(S): Jacqueline C. Thompson McGrand, a single person

MORTGAGEE:

Wells Fargo Bank, N.A.

DATE AND PLACE OF FILING: Recorded on December 12, 2006 as Document Number 1010807 in the Office of the County Recorder of Otter Tail County, Minnesota.

ASSIGNMENTS OF MORTGAGE: Assigned to: U.S. Bank National Association, as Trustee for Structured Asset Securities Corporation Mortgage Loan Trust 2007-WF1 by assignment recorded on June 1, 2012 as Document Number 1109777 in the Office of the County Recorder of Otter Tail County, Minnesota.

LEGAL DESCRIPTION OF PROPERTY: The N1/2 of NE1/4 of Section 23, Township 136, Range 43, Otter Tail County, Minnesota. Subject to existing easements, except the following tracts:

1) The E1/2 of S1/2 of N1/2 of NE1/4 and the East 396 feet of the W1/2 of S1/2 of N1/2 of NE1/4 of Section 23, Township 136, Range 43.

2) That part of the N1/2 of the NE1/4 of Section 23, Township 136, Range 43, Otter Tail County, Minnesota, described as follows: Commencing at the northeast corner of said Section 23; thence on an assumed bearing of North 89 degrees 37 minutes 08 seconds West, along the north line of said NE1/4, a distance of 1155.85 feet to the point of beginning of the parcel to be described; thence South 0 degrees 50 minutes 03 seconds West, a distance of 391.56 feet; thence North 89 degrees 37 minutes 08 seconds West a distance of 556.25 feet to its intersection with a line drawn parallel to and 396 feet easterly from the East line of the W1/2 of the S1/2 of said N1/2; thence North 0 degrees 50 minutes 03 seconds West along said parallel line a distance of 391.56 feet to the north line of said NE1/4; thence South 89 degrees 37 minutes 08 seconds East along said north line, a distance of 556.25 feet to the point of beginning, containing 5.0 acres, more or less.

STREET ADDRESS OF PROPERTY: 42891 210TH AVENUE, PELICAN RAPIDS, MN 56572-7426

COUNTY IN WHICH PROPERTY IS LOCATED: Otter Tail County, Minnesota.

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: \$91,593.23

TRANSACTION AGENT: None

NAME OF MORTGAGE ORIGINATOR: Wells Fargo Bank, N.A.

RESIDENTIAL SERVICER:

Wells Fargo Bank, N.A.

TAX PARCEL IDENTIFICATION NUMBER: 50000230159000

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 said 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: February 22, 2018 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 twelve (12) months from the date of sale.

TIME AND DATE TO VACATE PROPERTY: 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 February 22, 2019.

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: Jacqueline C. Thompson-McGrand

Dated: December 29, 2017

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION

MORTGAGE LOAN TRUST 2007-WF1 Mortgagee

THE ACADEMY LAW GROUP, P.A.

By: /s/

Rebecca F. Schiller, Esq.

N. Kibongni Fondunqallah, Esq.

"Samuel R. Coleman, Esq." Corbin C. Smith, Esq.

Attorneys for Mortgagee

25 Academy Professional Building 25 Dale Street North St. Paul, MN 55102

(651) 209-9760

(16-1416-FC01)

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.

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January 11, 18, 25,

February 1, 8, 15, 2018

771122

NOTICE OF MORTGAGE FORECLOSURE SALE

17-108268

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 4, 2014

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$78,400.00

MORTGAGOR(S): Dale J Sovich, a single person and Janel J Toppari, a single person

MORTGAGEE:

Central Minnesota Credit Union

LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON THE MORTGAGE:

Central Minnesota Credit Union

SERVICER:

Central Minnesota Credit Union

DATE AND PLACE OF FILING: Filed April 7, 2014, Otter Tail County Recorder, as Document Number 1141935

LEGAL DESCRIPTION OF PROPERTY:

Lots 9 and 10, in Block 7, of Lake View Addition to Parkers Prairie

PROPERTY ADDRESS: 413 N Dayton Ave. Parkers Prairie, MN 56361

PROPERTY IDENTIFICATION NUMBER: 75000990118000

COUNTY IN WHICH PROPERTY IS LOCATED: Otter Tail

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: \$75,604.01

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 15, 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 August 15, 2018, or the next business day if August 15, 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: December 14, 2017

Central Minnesota Credit Union

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

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THIS IS A COMMUNICATION FROM A DEBT COLLECTOR

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January 4, 11, 18, 2018

765040

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: July 16, 2007

MORTGAGOR: Jeffrey E. Moen, a single person.

MORTGAGEE: The First National Bank of Henning.

DATE AND PLACE OF RECORDING: Recorded July 26, 2007 Otter Tail County Recorder, Document No. 1023502, corrected by Document Recorded on May 19, 2008 as Document No. 1039000.

ASSIGNMENTS OF MORTGAGE: Assigned to: Merchants Bank, National Association. Dated July 16, 2007 Recorded July 26, 2007, as Document No. 1023503 corrected by Document Recorded on May 19, 2008 as Document No. 1039001.

TRANSACTION AGENT: NONE

TRANSACTION AGENT'S MORTGAGE IDENTIFICATION NUMBER ON MORTGAGE: NONE

LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON MORTGAGE:

The First National Bank of Henning

RESIDENTIAL MORTGAGE SERVICER: Merchants Bank, N.A.

MORTGAGED PROPERTY ADDRESS: 30256 County Highway 61, Henning, MN 56551

TAX PARCEL I.D. #: 35000200182005

LEGAL DESCRIPTION OF PROPERTY:

That part of the NW1/4 of SW1/4 of Section 20, Township 134, Range 38, in Otter Tail County, Minnesota, described as follows:

Commencing at an iron monument which designates the southwest corner of said NW 1/4 of SW 1/4; thence North 00°04'49" East 256.90 feet on an assumed bearing along the west line of said Section 20 to the point of beginning, thence continuing North 00°04'49" East 357.75 feet along the west line of said Section 20; thence North 89°30'45" East 58.27 feet to an iron monument thence continuing North 89°30'45" East 254.43 feet to an iron monument; thence South 00°16'56" East 357.74 feet to an iron monument; thence South 89°30'45" West 266.59 feet to an iron monument; thence continuing South 89°30'45" West 48.37 feet to the point of beginning.

Subject to County State Aid Highway No. 61 right of way easement over, under and across the Westerly 50.00 feet of the above described tract.