

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: December 22, 2008

MORTGAGOR: Joan F. Perry, a single person.

MORTGAGEE: PNC Bank, National Association, s/b/m to National City Mortgage a division of National City Bank.

DATE AND PLACE OF RECORDING: Recorded March 18, 2010, Chippewa County Recorder, Document No. A000280377.

ASSIGNMENTS OF MORTGAGE: NONE

TRANSACTION AGENT: NONE

TRANSACTION AGENT'S MORTGAGE IDENTIFICATION NUMBER ON MORTGAGE: NONE

LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON MORTGAGE: National City Mortgage a division of National City Bank

RESIDENTIAL MORTGAGE SERVICER: PNC Bank, National Association

MORTGAGED PROPERTY ADDRESS: 8040 65TH Avenue Southeast, Maynard, MN 56260

TAX PARCEL I.D. #: 50-832-1302

LEGAL DESCRIPTION OF PROPERTY: EXHIBIT A [Legal Description]

REAL PROPERTY IN CHIPPEWA COUNTY, MINNESOTA, DESCRIBED AS FOLLOWS:

(1.8 ACRE PARCEL) THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 117 NORTH, RANGE 38 WEST OF THE FIFTH PRINCIPAL MERIDIAN STONEHAM TOWNSHIP, CHIPPEWA COUNTY, MINNESOTA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 32; THENCE ON AN ASSUMED BEARING OF SOUTH 1 DEGREE 01 MINUTES 24 SECONDS WEST, ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 32, A DISTANCE OF 2016.51 FEET; THENCE ON A BEARING OF SOUTH 74 DEGREES 02 MINUTES 05 SECONDS EAST A DISTANCE OF 247.91 FEET; THENCE ON A BEARING OF SOUTH 3 DEGREES 33 MINUTES 47 SECONDS WEST A DISTANCE OF 33.79 FEET TO THE POINT OF BEGINNING OF THE LAND TO BE DESCRIBED; THENCE ON A BEARING OF SOUTH 5 DEGREES 19 MINUTES 50 SECONDS WEST A DISTANCE OF 246.22 FEET; THENCE ON A BEARING OF SOUTH 70 DEGREES 17 MINUTES 53 SECONDS WEST A DISTANCE OF 173.59 FEET; THENCE ON A BEARING OF SOUTH 85 DEGREES 45 MINUTES 46 SECONDS EAST A DISTANCE OF 141.71; THENCE ON A BEARING OF NORTH 2 DEGREES 21 MINUTES 02 SECONDS EAST, A DISTANCE OF 210.28 FEET; THENCE ON A BEARING OF NORTH 74 DEGREES 02 MINUTES 08 SECONDS WEST A DISTANCE OF 302.15 FEET TO THE POINT OF BEGINNING.

PROPERTY IS ABSTRACT TAX ID#:50-832-1302

BEING ALL AND THE SAME LANDS AND PREMISES CONVEYED TO GEORGE S. PERRY and JOAN F. PERRY, HUSBAND AND WIFE, AS J/T BY DENNIS G. WESTENDORP AND DIANNE J. WESTENDORP IN A WARRANTY DEED EXECUTED 4/2/1998 AND RECORDED 4/14/1998 IN DOCUMENT NO. 236760 OF THE CHIPPEWA COUNTY, MINNESOTA LAND RECORDS.

COUNTY IN WHICH PROPERTY IS LOCATED: Chippewa

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$59,000.00

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE, INCLUDING TAXES, IF ANY, PAID BY MORTGAGEE: \$59,140.05

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 23, 2012 at 11:00 AM

PLACE OF SALE: Sheriff's Office, Chippewa County Courthouse, Front Entrance, Montevideo, 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 23, 2012 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 21, 2011. PNC 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 4-2809

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR. (Jan. 5, 12, 19, 26, Feb. 2, 9, 2012)

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 17, 2004

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$58,400.00

MORTGAGOR(S): Brent Marty, Single

MORTGAGEE: Bank of America N.A.

LENDER: Bank of America N.A.

SERVICER: Bank of America, N.A.

DATE AND PLACE OF FILING: Filed December 22, 2004, Chippewa County Recorder, as Document Number A000263827

ASSIGNMENTS OF MORTGAGE: Assigned to: Wells Fargo Bank Nat. Assoc as trustee for Bank of America Alternative Loan trustee 2005-1 mortgage pass through certificates series 2005-1; Dated: October 8, 2008 filed: October 21, 2008, recorded as document number A000276350; Thereafter assigned to WELLS FARGO BANK, N.A., AS TRUSTEE FOR THE CERTIFICATE-HOLDERS OF BANC OF AMERICA ALTERNATIVE LOAN TRUST 2005-1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-1 dated August 22, 2011, recorded August 30, 2011 as Document No. A000284246.

LEGAL DESCRIPTION OF PROPERTY: Lot Eighteen (18) of Block One Hundred Eight (108) in Subdivision of Blocks One Hundred Eight (108) and One Hundred Ten (110), Odd Fellows Second Addition to Montevideo, together with the East Half (E 1/2) of the vacated alley lying immediately to the West of said Lot Eighteen (18)

PROPERTY ADDRESS: 1433 N 6th St, Montevideo, MN 56265

PROPERTY IDENTIFICATION NUMBER: 703600890

COUNTY IN WHICH PROPERTY IS LOCATED: Chippewa

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: \$67,897.59

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: March 1, 2012, 11:00am

PLACE OF SALE: Sheriff's Main Office, 11th Street and Washington Avenue, Montevideo, MN 56265

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 September 4, 2012.

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: January 10, 2012 WELLS FARGO BANK, N.A., AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF BANC OF AMERICA ALTERNATIVE LOAN TRUST 2005-1, MORTGAGE PASS-THROUGH 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 Ronald W. Spencer - 0104061 Stephanie O. Nelson - 0388918 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.

(Jan. 19, 26, Feb. 2, 9, 16, 23, 2012)

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: 07/01/2002

MORTGAGOR(S): Scott B. Thissen and Nicole A. Thissen, husband and wife.

MORTGAGEE: First National Bank in Montevideo Corporation

SERVICER: US Bank Home Mortgage

MORTGAGE ID #: n/a

DATE AND PLACE OF RECORDING: Recorded July 02, 2002, Chippewa County Recorder, Document No. 253016.

ASSIGNMENTS OF MORTGAGE: Assigned to:

Minnesota Housing Finance Agency Dated: July 01, 2002, Recorded July 02, 2002, Chippewa County Recorder, Document No. 253017.

LEGAL DESCRIPTION OF PROPERTY: Lot One (1) and the North One-half of Lot Two (N 1/2 of Lot 2) in Block One (1) of Jurgens' Addition to the City of Montevideo, according to the duly recorded plat thereof on file and of record in the Office of the County Recorder in and for Chippewa County, Minnesota. Including easements of record and all appurtenances.

REGISTERED PROPERTY: No

TAX PARCEL NO.: 70-195-0110

ADDRESS OF PROPERTY: 301 South 9th St. Montevideo, MN 56265

COUNTY IN WHICH PROPERTY IS LOCATED: Chippewa

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$46,588.00

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE, INCLUDING TAXES, IF ANY, PAID BY MORTGAGEE: \$42,191.43

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: Tuesday, March 13, 2012, 11:00 a.m.

PLACE OF SALE: Entrance to Sheriff's Office, Chippewa County Courthouse, City of Montevideo

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 6 months from the date of said sale by the mortgagor(s), their personal representatives or assigns.

DATE TO VACATE PROPERTY: The date on or before which the mortgagor must vacate the property if the mortgage is not reinstated under Minnesota Statutes section 580.30 or the property redeemed under Minnesota Statutes section 580.23 is 09/13/2012 at 11:59 p.m. If the foregoing date is a Saturday, Sunday or legal holiday, then the date to vacate is the next business day at 11:59 p.m.

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: January 13, 2012 Minnesota Housing Finance Agency

Assignee of Mortgagee Peterson, Fram & Bergman, P.A. By: Michael T. Oberle

Attorneys for: Minnesota Housing Finance Agency

Assignee of Mortgagee 55 E. 5th St., Suite 800 St. Paul, MN 55101 (651) 209-7599

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.

16205-110998 (Jan. 19, 26, Feb. 2, 9, 16, 23, 2012)

AMENDED SUMMONS

STATE OF MINNESOTA CHIPPEWA COUNTY DISTRICT COURT 8TH JUDICIAL DISTRICT OTHER CIVIL

Court File No. 12-CV-11-945 Jeffrey Higgins and Tammie Higgins, husband and wife, Plaintiffs,

vs. Simen Borlsen and Kari Borlsen, aka Simon Borlsen and Kari Borlsen; Benjamin S. Hoiby; G.S. Froiland and Alma Froiland, his wife; T. Anderson and Elisabeth Anderson; E.S. Morstad; Kviteseid Norwegian Evangelical Lutheran Congregation of Milan; Erik S. Morstad; Simen E. Morstad; Anne K.S. Morstad, Mary Rodengen, aka Berte Marie Rodengen, Caroline Elson and Anna Kittelson; Jennie Morstad; Julius Rodengen; Anna Kittelson; Janet M. Lundborg and Nancy Ann Lundborg and Paul S. Lundborg; Robert Francis Lundborg and Nancy Verna Lundborg, his wife; Janet Marilyn Long and Russell N. Long; Lundborg Incorporated, a corporation under the laws of the State of Minnesota; Nancy Ann Erickson, and Glenn Roger Erickson, her husband; Paul S. Lundborg and Rose Ann Lundborg, his wife; Rudolph T. Thompson; Lillian M. Thompson; Floyd M. Burns; R.T. Thompson and Lillian Thompson, his wife; Arnold E. Drevelow; Vema E. Drevelow; Merle E. Schroeder, Sharon A. Schroeder, Marcia Schroeder; CA Bystrom as Personal Representative of the Estate of Erik S. Morstad; Chicago, Milwaukee, St. Paul and Pacific Railroad; State of Minnesota; Michael Burns; Robert Berven aka Bob Berven, all of the unknown heirs of the foregoing defendants that may be deceased; and also all other persons unknown claiming any right, title, estate, interest or lien in the real estate described in the Complaint herein,

Defendants

THE STATE OF MINNESOTA TO THE ABOVE-NAMED DEFENDANTS: You, and each of you, are hereby summoned and required to serve upon Plaintiffs' attorney an Answer to the Complaint in the above-entitled action, which is on file in the Office of the Court Administrator of the above-named Court, in that office in the courthouse, in the City of Montevideo in said County, within Twenty (20) days after service of this Summons upon you, exclusive of the day of service. If you fail to do so, judgment by default will be taken against you for the relief demanded in said Complaint.

This action involves, affects, or brings into question real property situated in the County of Chippewa, State of Minnesota, described as follows:

Commencing at the intersection of the Northeastly line of Chicago, Milwaukee, St. Paul and Pacific Right-of-way and Southerly line of Trunk Highway No. 40 as same is now located and established across the North line of Section Twenty-two (22) Township One Hundred Nineteen (119) North Range Forty-two (42) West, thence East along the South line of said Trunk Highway No. 40 Three Hundred Thirty-six (336') feet to a point which is the point of beginning, thence Southerly and parallel to the East Section line to said Railroad Right-of-way, thence Southeasterly along said Railroad Right-of-way to the East line of the Northwest Quarter of the Northeast Quarter (NW/NE 1/4) of said Section Twenty-two (22), thence Northerly along said East line to the southerly line of Trunk Highway No. 40, thence Westerly along said line to the point of beginning, subject to easements, restrictions and reservations, if any, of record or apparent upon inspection of the premises.

the foregoing subject to all highway right-of-ways, other, including flowage, easements, and all state, county and local zoning ordinances of record.

The object of this action is to determine adverse claims to said premises, and to determine that Defendants have no right, title, estate, lein or interest in the above described real estate. No personal claims are made against any of the Defendants.

Dated: Jan. 4, 2012 THEODORA D. ECONOMOU, P.A. Theodora D. Economou, #15832X Attorney for Plaintiffs 601 1/2 California Avenue P.O. Box 593 Morris, MN 56267 Telephone: (320) 589-1950 (Feb. 2, 9, 16, 2012)

PUBLIC NOTICE

Notice is hereby given that on Tuesday, the 7th day of February, 2012, at 1:30 p.m. in the Commissioners Room, Chippewa County Courthouse, a public hearing will be held to consider adopting an ordinance to establish the Chippewa County Parks and Recreation Advisory Board.

Notice is also hereby given that on that same Tuesday afternoon at 2:00 p.m. in the Commissioners Room, Chippewa County Courthouse, a public hearing will be held to consider the amendment to Section 2 of the Chippewa County Land & Related Resources Management Ordinance adopting changes to MN Statute 2010, Sections 394.27, sub 7 and 462.357 sub 6. The changes will add language amended by the MN Legislature in 2010 pertaining to Practical Difficulties and Hardships.

All interested persons are invited to attend said hearings and be heard on these matters.

/s/ Scott Williams Scott Williams, Director Chippewa County Land & Resource Management (Jan. 19, 26, Feb. 2, 2012)

DON'T FORGET



PHOTO DEADLINE IS FRIDAY, FEBRUARY 3 BY NOON



E-mail, bring in or clip and send ad from Page 10A



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