

# Public Notices

continued from previous page

**MORTGAGE:**  
And thereafter assigned to:  
Aurora Loan Services, Inc.  
Dated: June 8, 2005  
Recorded: August 21, 2006  
Document #: A 748814  
And thereafter assigned to:  
Mortgage Electronic  
Registration Systems, Inc.  
Dated: August 10, 2006  
Recorded: August 21, 2006  
Document #: A 748815  
Transaction Agent : Mortgage  
Electronic Registration Systems,  
Inc, Transaction Agent Mortgage  
Identification Number :  
100025440002437868, Lender or  
Broker : Guaranteed Mortgage of  
Minnesota, Inc., Residential  
Mortgage Servicer : Aurora Loan  
Services, LLC, Mortgage  
Originator : Not Applicable  
LEGAL DESCRIPTION OF  
PROPERTY: LOT 4, BLOCK 2,  
ORCHARD PARK FIRST ADDITION  
COUNTY IN WHICH  
PROPERTY IS LOCATED: Scott  
Property Address : 1357  
Applegate Ln Shakopee, MN 55379  
Tax Parcel ID No : 27-204019-0  
AMOUNT DUE AND CLAIMED  
TO BE DUE AS OF DATE OF  
NOTICE: \$195,846.21

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:  
October 23, 2008 10:00 A.M.  
PLACE OF SALE: Sheriff's Office,  
Civil Unit, 301 South Fuller St.,  
Shakopee, MN

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), their personal  
representatives or assigns.

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: September 6, 2008  
Mortgage Electronic Registration  
Systems, Inc.  
Assignee of Mortgagee

Wilford & Geske  
Attorneys for Assignee of  
Mortgagee  
Lawrence A. Wilford  
James A. Geske  
7650 Currell Boulevard  
Suite 300  
Woodbury, Minnesota 55125  
(651)209-3300  
File ID: 01425-33304  
(Published in the Savage Pacer on  
Saturday, September 6, 13, 20, 27 and  
October 4, 11, 2008; No. 2919)

**NOTICE OF MORTGAGE  
FORECLOSURE SALE**  
NOTICE IS HEREBY GIVEN  
that default has occurred in the  
conditions of the following described  
mortgage:

DATE OF MORTGAGE: March  
23, 2006  
ORIGINAL PRINCIPAL  
AMOUNT OF MORTGAGE:  
\$296,000.00

MORTGAGOR(S): Sandy B.  
Vongbounmy, unmarried woman  
MORTGAGEE: Wachovia  
Mortgage, FSB/k/a World Savings  
Bank, FSB, a Federal Savings Bank

DATE AND PLACE OF  
RECORDING:  
Recorded: April 7, 2006  
Scott County Recorder  
Document #: A734852  
Transaction Agent : Not  
Applicable  
Transaction Agent Mortgage  
Identification Number : Not  
Applicable  
Lender or Broker : Wachovia  
Mortgage, FSB/k/a World Savings  
Bank, FSB, a Federal Savings Bank  
Residential Mortgage Servicer :  
Wachovia Mortgage, FSB Mortgage  
Originator : Not Applicable

LEGAL DESCRIPTION OF  
PROPERTY: Lot 3, Block 1, Wyndam  
Ponds 1st Addition  
COUNTY IN WHICH  
PROPERTY IS LOCATED: Scott  
Property Address : 1804  
Wyndam Dr Shakopee, MN 55379  
Tax Parcel ID No : 27-3490030  
AMOUNT DUE AND CLAIMED  
TO BE DUE AS OF DATE OF  
NOTICE: \$347,594.40

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:  
October 23, 2008 10:00 A.M.  
PLACE OF SALE: Sheriff's  
Office, Civil Unit, 301 South Fuller  
St., Shakopee, MN

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), their personal  
representatives or assigns.

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: September 6, 2008  
Wachovia Mortgage, FSB k/a  
World Savings Bank, FSB, a  
Federal Savings Bank  
Mortgagee

Wilford & Geske  
Attorneys for Mortgagee  
Lawrence A. Wilford  
James A. Geske  
7650 Currell Boulevard  
Suite 300  
Woodbury, Minnesota 55125  
(651)209-3300  
File ID: 233200-22575  
(Published in the Savage Pacer on  
Saturday, September 6, 13, 20, 27 and  
October 4, 11, 2008; No. 2920)

**NOTICE OF MORTGAGE  
FORECLOSURE SALE**

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

DATE OF MORTGAGE: October  
17, 2005  
ORIGINAL PRINCIPAL  
AMOUNT OF MORTGAGE:  
\$300,000.00

MORTGAGOR(S): John R.  
Kuhn, an unmarried man  
MORTGAGEE: Wachovia  
Mortgage, FSB/k/a World Savings  
Bank, FSB, a Federal Savings Bank

DATE AND PLACE OF  
RECORDING: Recorded: January 5,  
2006 Scott County Recorder  
Document #: A726079  
Transaction Agent: Not  
Applicable

Transaction Agent Mortgage  
Identification Number: Not  
Applicable  
Lender or Broker: Wachovia  
Mortgage, FSB/k/a World Savings  
Bank, FSB, a Federal Savings Bank  
Residential Mortgage Servicer:  
Wachovia Mortgage, FSB  
Mortgage Originator: Not  
Applicable

LEGAL DESCRIPTION OF  
PROPERTY: The West one-half (W1/  
2) of that part of the Vacated Eighth  
Street in the plat of SPRING LAKE  
TOWNSITE, Scott County,  
Minnesota, lying adjacent to Lot  
One (1), Block Forty-Seven (47) of  
said plat. Together with that part of  
said Lot One (1), Block Forty-Seven  
(47), of said plat lying Easterly of  
the following described line:  
Commencing at the Northwesterly  
corner of said Lot 1; thence North 63  
degrees 43 minutes 18 seconds East  
along the Northerly line of said Lot  
1, a distance of 35.30 feet to the actual  
point of beginning of the line to be  
described; thence South 24 degrees  
44 minutes 37 seconds East a distance  
of 112.00 feet; thence South 11 degrees  
26 minutes 07 seconds East a distance  
of 11.74 feet to a point on the Southerly  
line of said Lot 1, distant 17.50 feet  
Easterly of the Southwesterly corner  
of said Lot 1 and there terminating.  
COUNTY IN WHICH  
PROPERTY IS LOCATED: Scott  
Property Address :  
2825 Spring Lake Rd Sw  
Prior Lake, MN 55372  
Tax Parcel ID No : 25-133078-0  
AMOUNT DUE AND CLAIMED  
TO BE DUE AS OF DATE OF  
NOTICE: \$341,180.08

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:  
October 30, 2008 10:00 A.M.  
PLACE OF SALE: Sheriff's  
Office Civil Unit

301 South Fuller St.  
Shakopee, MN  
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), their personal  
representatives or assigns.

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: September 13, 2008  
Wachovia Mortgage, FSB k/a  
World Savings Bank, FSB, a  
Federal Savings Bank  
Mortgagee

Wilford & Geske  
Attorneys for Mortgagee  
Lawrence A. Wilford  
James A. Geske  
7650 Currell Boulevard  
Suite 300  
Woodbury, Minnesota 55125  
(651)209-3300  
File ID: 233200-33636

(Published in the Savage Pacer on  
Saturday, September 13, 20, 27 and  
October 4, 11, 18, 2008; No. 2927)

**NOTICE OF MORTGAGE  
FORECLOSURE SALE**  
NOTICE IS HEREBY GIVEN  
that default has occurred in the  
conditions of the following described  
mortgage:

DATE OF MORTGAGE: March  
29, 2005  
ORIGINAL PRINCIPAL  
AMOUNT OF MORTGAGE:  
\$238,080.00

MORTGAGOR(S): Rod Blaeser  
and Preenarpharn Blaeser, Husband  
and Wife  
MORTGAGEE: Mortgage  
Electronic Registration Systems,  
Inc.

DATE AND PLACE OF  
RECORDING: Recorded: April 6,  
2005 Scott County Recorder  
Document #: A693639  
Transaction Agent : Mortgage  
Electronic Registration Systems, Inc  
Transaction Agent Mortgage  
Identification Number:  
100014440002091270

Lender or Broker: NetBank, a  
Federal Savings Bank  
Residential Mortgage Servicer:  
GMAC Mortgage, LLC.  
Mortgage Originator: Not  
Applicable

LEGAL DESCRIPTION OF  
PROPERTY: LOT 3, BLOCK 2,  
WESTCHESTER ESTATES,  
ACCORDING TO THE RECORDED  
PLAT THEREOF, SCOTT COUNTY,  
MINNESOTA  
COUNTY IN WHICH  
PROPERTY IS LOCATED: Scott  
Property Address: 831 Jack  
Russell  
Shakopee, MN 55379-0000  
Tax Parcel ID No : 27-3590140  
AMOUNT DUE AND CLAIMED  
TO BE DUE AS OF DATE OF  
NOTICE: \$237,455.01

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:  
October 30, 2008 10:00 A.M.  
PLACE OF SALE: Sheriff's  
Office Civil Unit

301 South Fuller St.  
Shakopee, MN  
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), their personal  
representatives or assigns.

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: September 13, 2008  
Mortgage Electronic Registration  
Systems, Inc.  
Mortgagee

Wilford & Geske  
Attorneys for Mortgagee  
Lawrence A. Wilford  
James A. Geske  
7650 Currell Boulevard  
Suite 300  
Woodbury, Minnesota 55125  
(651)209-3300  
File ID: 088501-33998  
(Published in the Savage Pacer on  
Saturday, September 13, 20, 27 and  
October 4, 11, 18, 2008; No. 2928)

**NOTICE OF MORTGAGE  
FORECLOSURE SALE**

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

DATE OF MORTGAGE:  
November 10, 2004  
ORIGINAL PRINCIPAL  
AMOUNT OF MORTGAGE:  
\$242,250.00

MORTGAGOR(S): Michael E.  
Wellhausen, Single Person  
MORTGAGEE: All Cities  
Mortgage & Financial, Inc.

DATE AND PLACE OF  
RECORDING: Recorded: December  
10, 2004 Scott County Recorder  
Document #: A681783  
ASSIGNMENTS OF  
MORTGAGE: And thereafter  
assigned to: Mortgage Electronic  
Registration Systems, Inc.  
Dated: November 19, 2004  
Recorded: April 29, 2005  
Document #: A696133  
Transaction Agent: Mortgage  
Electronic Registration Systems, Inc  
Transaction Agent Mortgage  
Identification Number:  
100077910002897243

Lender or Broker: All Cities  
Mortgage & Financial, Inc.  
Residential Mortgage Servicer:  
Countrywide Home Loans, Inc  
Mortgage Originator: Not  
Applicable

LEGAL DESCRIPTION OF  
PROPERTY: Lot 16, Block 2, River  
Bend South  
COUNTY IN WHICH  
PROPERTY IS LOCATED: Scott  
Property Address:  
14564 Joppa Avenue South  
Savage, MN 55378  
Tax Parcel ID No : 26-1470320  
AMOUNT DUE AND CLAIMED  
TO BE DUE AS OF DATE OF  
NOTICE: \$287,088.17

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.

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:  
October 30, 2008 10:00 A.M.

PLACE OF SALE: Sheriff's  
Office Civil Unit  
301 South Fuller St.  
Shakopee, MN

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), their personal  
representatives or assigns.

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: September 13, 2008  
Mortgage Electronic Registration  
Systems, Inc.  
Assignee of Mortgagee

Wilford & Geske  
Attorneys for Assignee of  
Mortgagee  
Lawrence A. Wilford  
James A. Geske  
7650 Currell Boulevard  
Suite 300  
Woodbury, Minnesota 55125  
(651)209-3300  
File ID: 054975-11241

(Published in the Savage Pacer on  
Saturday, September 13, 20, 27 and  
October 4, 11, 18, 2008; No. 2929)

**NOTICE OF MORTGAGE  
FORECLOSURE SALE**

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

DATE OF MORTGAGE: May  
15, 2006  
ORIGINAL PRINCIPAL  
AMOUNT OF MORTGAGE:  
\$329,500.00

MORTGAGOR(S): Stephen L.  
Anderson and Michelle K. Anderson,  
Husband and Wife

MORTGAGEE: Mortgage  
Electronic Registration Systems,  
Inc.

DATE AND PLACE OF  
RECORDING: Recorded: June 7,  
2006 Scott County Recorder  
Document #: 741175

Transaction Agent : Mortgage  
Electronic Registration Systems, Inc  
Transaction Agent Mortgage  
Identification Number:  
100024200012858102

Lender or Broker: American  
Brokers Conduit  
Residential Mortgage Servicer:  
Option One Mortgage  
Mortgage Originator: Not  
Applicable

LEGAL DESCRIPTION OF  
PROPERTY: Lot 36, Block 1, Meadow  
View, Scott County, Minnesota.

COUNTY IN WHICH  
PROPERTY IS LOCATED: Scott  
Property Address:  
2331 Stonecrest Path Nw  
Prior Lake, MN 55372  
Tax Parcel ID No : 25-3840360  
AMOUNT DUE AND CLAIMED  
TO BE DUE AS OF DATE OF  
NOTICE: \$369,520.83

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:  
November 6, 2008 10:00 A.M.

PLACE OF SALE: Sheriff's  
Office Civil Unit

301 South Fuller St.  
Shakopee, MN  
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), their personal  
representatives or assigns.

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: September 16, 2008  
Mortgage Electronic Registration  
Systems, Inc.  
Mortgagee

Wilford & Geske  
Attorneys for Mortgagee  
Lawrence A. Wilford  
James A. Geske  
7650 Currell Boulevard

Suite 300  
Woodbury, Minnesota 55125  
(651)209-3300  
File ID: 167980-33230

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

(Published in the Savage Pacer on  
Saturday, September 20, 27 and  
October 4, 11, 18, 25, 2008; No. 2935)

**NOTICE OF MORTGAGE  
FORECLOSURE SALE**

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

DATE OF MORTGAGE:  
September 30, 2005  
ORIGINAL PRINCIPAL  
AMOUNT OF MORTGAGE:  
\$163,950.00

MORTGAGOR(S): Mark R  
Wilson, Single Person  
MORTGAGEE: Mortgage  
Electronic Registration Systems,  
Inc.

DATE AND PLACE OF  
RECORDING: Recorded: October  
26, 2005 Scott County Recorder  
Document #: 718027

ASSIGNMENTS OF  
MORTGAGE: And thereafter  
assigned to: Suntrust Mortgage, Inc.  
Dated: September 19, 2007  
Recorded: November 20, 2007  
Document #: 788178

And thereafter assigned to:  
Litton Loan Servicing, L.P.  
Dated: September 5, 2008  
Transaction Agent : Mortgage  
Electronic Registration Systems, Inc  
Transaction Agent Mortgage  
Identification Number:  
100010401435820960

Lender or Broker: Suntrust  
Mortgage, Inc.  
Residential Mortgage Servicer:  
Litton Loan Servicing LP  
Mortgage Originator: Not  
Applicable

LEGAL DESCRIPTION OF  
PROPERTY: Unit 1506, Calumet  
Oaks, Common Interest Community,  
No. 1159, Scott County, Minnesota.

COUNTY IN WHICH  
PROPERTY IS LOCATED: Scott  
Property Address:  
14994 Chestnut Ln  
Savage, MN 55378  
Tax Parcel ID No : 26-392030-0

AMOUNT DUE AND  
CLAIMED TO BE DUE AS OF DATE  
OF NOTICE: \$166,845.86  
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:  
November 6, 2008 10:00 A.M.

PLACE OF SALE: Sheriff's  
Office Civil Unit

301 South Fuller St.  
Shakopee, MN  
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), their personal  
representatives or assigns.

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: September 20, 2008  
Litton Loan Servicing, L.P.  
Assignee of Mortgagee

Wilford & Geske  
Attorneys for Assignee of  
Mortgagee  
Lawrence A. Wilford  
James A. Geske  
7650 Currell Boulevard  
Suite 300  
Woodbury, Minnesota 55125  
(651)209-3300  
File ID: 128800-30113

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Saturday, September 20, 27 and  
October 4, 11, 18, 25, 2008; No. 2940)

**NOTICE OF MORTGAGE  
FORECLOSURE SALE**

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

DATE OF MORTGAGE: April  
7, 2004  
ORIGINAL PRINCIPAL  
AMOUNT OF MORTGAGE:  
\$792,000.00

MORTGAGOR(S): Jeffrey A.  
Zellmer and Roxanne B. Zellmer,  
Husband and Wife