

# Public Notices

continued from previous page

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  
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: 054975-22995  
(Published in the Savage Pacer on Saturday, September 20, 27 and October 4, 11, 18, 25, 2008; No. 2941)

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 9, 2004  
ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$191,392.00

MORTGAGOR(S): Scott R. Hollingsworth and Kelli M. Hollingsworth, Husband and Wife and John Breimhorst and Wanda Breimhorst, Husband and Wife  
MORTGAGEE: Mortgage Electronic Registration Systems, Inc.

DATE AND PLACE OF RECORDING: Registered: October 19, 2004 Scott County Registrar of Titles

Document #: T 161606  
Transaction Agent: Mortgage Electronic Registration Systems, Inc  
Transaction Agent Mortgage Identification Number: 100015700041015120  
Lender or Broker: Countrywide Home Loans, Inc.  
Residential Mortgage Servicer: Countrywide Home Loans, Inc  
Mortgage Originator: Not Applicable  
CERTIFICATE OF TITLE NO. 43343

LEGAL DESCRIPTION OF PROPERTY: Lot 32, Block 3, Providence Pointe 2nd Addition, Scott County, Minnesota.

COUNTY IN WHICH PROPERTY IS LOCATED: Scott  
Property Address: 1635 Liberty St.  
Shakopee, MN 55379  
Tax Parcel ID No : 27.337108.0  
AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$197,782.82

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; that this is registered property.

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 13, 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  
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: 054975-29847  
(Published in the Savage Pacer on Saturday, September 20, 27 and October 4, 11, 18, 25, 2008; No. 2942)

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

DATE OF MORTGAGE: August 1, 2003  
ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$224,200.00

MORTGAGOR(S): Aychoeun Tea, Single Person  
MORTGAGEE: Mortgage Electronic Registration Systems, Inc.

DATE AND PLACE OF RECORDING: Recorded: September 10, 2003 Scott County Recorder

Document #: A 623736  
ASSIGNMENTS OF MORTGAGE: And thereafter assigned to: Central Mortgage Company  
Dated: April 10, 2008  
Transaction Agent : Mortgage Electronic Registration Systems, Inc  
Transaction Agent Mortgage Identification Number: 100015901074354341

Lender or Broker: CTX Mortgage Company, LLC  
Residential Mortgage Servicer: Central Mortgage Company  
Mortgage Originator: Not Applicable

LEGAL DESCRIPTION OF PROPERTY: Lot 54, Block 1, Meadow View, Scott County, Minnesota.

COUNTY IN WHICH PROPERTY IS LOCATED: Scott  
Property Address: 2386 Stonecrest Path NW  
Prior Lake, MN 55375  
Tax Parcel ID No : 25-3840540  
AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$214,382.96

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: 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  
Central Mortgage Company  
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: 036173-31893

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

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  
Central Mortgage Company  
Assignee of Mortgagee

DATE AND TIME OF SALE: November 13, 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 27, 2008

YOU ARE NOTIFIED THAT:

• Default has occurred in the conditions of the Mortgage dated March 24, 2006, executed by Molly B. Koehler, a single woman, as Mortgagor, to Centennial Mortgage and Funding, Inc., as Mortgagee, and filed for record March 28, 2006, as Document No. A-733882, in the office of the County Recorder, in Scott County, Minnesota.

• The mortgage has been assigned as follows: to Minnesota Housing Finance Agency, by instrument dated March 24, 2006, filed March 28, 2006, as Document No. A-733883.

• The land described in the mortgage is not registered land.

• The original principal amount secured by the Mortgage was \$154,178.00.

• No action or proceeding at law is now pending to recover the debt secured by the mortgage or any part thereof.

• The holder of the mortgage has complied with all conditions precedent to acceleration of the debt secured by the mortgage and foreclosure of the mortgage, and all notice and other requirements of applicable statutes.

• At the date of this notice, the amount due on the mortgage, and taxes, if any, paid by the holder of the mortgage is: \$165,974.71.

• Pursuant to the power of sale in the mortgage, the mortgage will be foreclosed, and the land described as follows:

Lot 12, Block 1, Sunrise Square, according to the plat thereof on file and of record in the Office of the County Recorder, Scott County, Minnesota;

will be sold by the County Sheriff of Scott County, Minnesota, at public auction on December 4, 2008, at 10:00 a.m., at the Scott County Sheriff's Office, 301 Fuller Street South, City of Shakopee.

• The time allowed by law for redemption by the mortgagor(s) or mortgagor's personal representatives or assigns is six (6) months after 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.

THIS IS A NOTICE FROM A DEBT COLLECTOR.

MINNESOTA HOUSING FINANCE AGENCY  
Assignee of Mortgagee

Marinus W. Van Putten, Jr., Reg. No. 11232X

BEST & FLANAGAN LLP  
225 South Sixth Street, Suite 4000  
Minneapolis, MN 55402  
Attorney for Assignee of Mortgagee  
(Published in the Savage Pacer on Saturday, September 27, October 4, 11, 18, 25 and November 1, 2008; No. 2946)

NOTICE OF MORTGAGE FORECLOSURE SALE  
Date: September 18, 2008  
YOU ARE NOTIFIED THAT:

1. Default has occurred in the conditions of the Mortgage dated July 14, 2006, executed by Titus Construction, Inc., a Minnesota corporation, as Mortgagor, to Professional Finance Incorporated, a Minnesota corporation, as Mortgagee, and filed for record on July 17, 2006, as Document No. A 745304 in the Office of the County Recorder of Scott County, Minnesota. The land described in the Mortgage is not registered land.

2. The Mortgage has been assigned as follows: Mortgagee collaterally assigned its interest in the Mortgage to M&I Marshall & Ilsley Bank by Assignment of Mortgage and Related Contracts dated July 14, 2006, recorded on June 12, 2007, as Document No. A 775117 in the Office of the County Recorder of Scott County; however, Mortgagee retained its right to foreclose the mortgage.

3. The original principal amount secured by the Mortgage was \$400,000.00.

4. No action or proceeding at law is now pending to recover the debt secured by the Mortgage, or any part thereof.

5. The holder of the Mortgage has complied with all conditions precedent to acceleration of the debt secured by the Mortgage and foreclosure of the Mortgage, and all notice and other requirements of applicable statutes.

6. At the date of this notice, the amount due on the Mortgage, and taxes, if any, paid by the holder of the Mortgage is \$227,428.81.

7. Pursuant to the power of sale in the Mortgage, the Mortgage will be foreclosed, and the land located in the County of Scott, State of Minnesota, at 7135 McCann Court, Savage, Minnesota and described as follows:

Lot 5, Block 1, McCann Farm, Scott County, Minnesota will be sold by the Sheriff of Scott County, Minnesota, at public auction on November 13, 2008 at 10:00 a.m. in the lobby of the southwest entrance of the Law Enforcement Center, 301 South Fuller Street, Shakopee, Minnesota.

8. The time allowed by law for redemption by Mortgagor or Mortgagor's personal representatives or assigns is six (6) months after the date of sale.

9. 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.

10. 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 27, 2008

Professional Finance Incorporated  
Mortgagee

Attorney for Mortgagee:

/s/ Mark W. Vyvyan  
Mark W. Vyvyan (#0280070)  
Fredrikson & Byron, P.A.  
200 South Sixth Street  
Suite 4000  
Minneapolis, MN 55402  
(612) 492-7005

(Published in the Savage Pacer on Saturday, September 27, October 4, 11, 18, 25 and November 1, 2008; No. 2949)

NOTICE OF MORTGAGE FORECLOSURE SALE  
Date: September 18, 2008  
YOU ARE NOTIFIED THAT:

1. Default has occurred in the conditions of the Mortgage dated July 14, 2006, executed by Titus Construction, Inc., a Minnesota corporation, as Mortgagor, to Professional Finance Incorporated, a Minnesota corporation, as Mortgagee, and filed for record on July 17, 2006, as Document No. A 745306 in the Office of the County Recorder of Scott County, Minnesota. The land described in the Mortgage is not registered land.

2. The Mortgage has been assigned as follows: Mortgagee collaterally assigned its interest in the Mortgage to M&I Marshall & Ilsley Bank by Assignment of Mortgage and Related Contracts dated July 14, 2006, recorded on June 12, 2007, as Document No. A 775118 in the Office of the County Recorder of Scott County; however, Mortgagee retained its right to foreclose the mortgage.

3. The original principal amount secured by the Mortgage was \$400,000.00.

4. No action or proceeding at law is now pending to recover the debt secured by the Mortgage, or any part thereof.

5. The holder of the Mortgage has complied with all conditions precedent to acceleration of the debt secured by the Mortgage and foreclosure of the Mortgage, and all notice and other requirements of applicable statutes.

6. At the date of this notice, the amount due on the Mortgage, and taxes, if any, paid by the holder of the Mortgage is \$189,967.65.

7. Pursuant to the power of sale in the Mortgage, the land located in the County of Scott, State of Minnesota, at 7117 McCann Court,

Savage, Minnesota and described as follows:

Lot 7, Block 1, McCann Farm, Scott County, Minnesota will be sold by the Sheriff of Scott County, Minnesota, at public auction on November 13, 2008 at 10:00 a.m. in the lobby of the southwest entrance of the Law Enforcement Center, 301 South Fuller Street, Shakopee, Minnesota.

8. The time allowed by law for redemption by Mortgagor or Mortgagor's personal representatives or assigns is six (6) months after the date of sale.

9. 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.

10. 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 27, 2008

Professional Finance Incorporated  
Mortgagee

Attorney for Mortgagee:

/s/ Mark W. Vyvyan  
Mark W. Vyvyan (#0280070)  
Fredrikson & Byron, P.A.  
200 South Sixth Street  
Suite 4000  
Minneapolis, MN 55402  
(612) 492-7005

(Published in the Savage Pacer on Saturday, September 27, October 4, 11, 18, 25 and November 1, 2008; No. 2950)

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

DATE OF MORTGAGE: February 19, 2003

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$116,000.00

MORTGAGOR(S): Raymond W. Stier and Debra K. Stier, Husband and Wife

MORTGAGEE: Mortgage Electronic Registration Systems, Inc.

DATE AND PLACE OF RECORDING: Recorded: March 24, 2003 Scott County Recorder  
Document #: A 592969

ASSIGNMENTS OF MORTGAGE: And thereafter assigned to: AmTrust Bank

Dated: September 10, 2008  
Transaction Agent : Mortgage Electronic Registration Systems, Inc  
Transaction Agent Mortgage Identification Number: 100162500048126214

Lender or Broker: American Summit Mortgage Corp.

Residential Mortgage Servicer: AmTrust Bank

Mortgage Originator: Not Applicable

LEGAL DESCRIPTION OF PROPERTY: Lot Eighteen (18), except the South 40 feet thereof, and all of Lot Nineteen (19), Block One Hundred Five (105), Belle Plaine.

COUNTY IN WHICH PROPERTY IS LOCATED: Scott

Property Address: 226 Chestnut St S  
Belle Plaine, MN 56011  
Tax Parcel ID No : 20-0015800  
AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$117,688.12

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: November 20, 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 27, 2008

AmTrust Bank  
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: 156528-32357  
(Published in the Savage Pacer on Saturday, September 27, October 4, 11, 18, 25 and November 1, 2008; No. 2952)

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 14, 2005

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$364,500.00

MORTGAGOR(S): William C. Keller and Debra T. Keller, Husband and Wife

MORTGAGEE: Mortgage Electronic Registration Systems, Inc.

DATE AND PLACE OF RECORDING: Recorded: September 28, 2005 Scott County Recorder  
Document #: 714849

Transaction Agent : Mortgage Electronic Registration Systems, Inc  
Transaction Agent Mortgage Identification Number: 100190821151254627

Lender or Broker: Southstar Funding, LLC

Residential Mortgage Servicer: Litton Loan Servicing LP

Mortgage Originator: Not Applicable

LEGAL DESCRIPTION OF PROPERTY: Lot 5, Block 2, Pineview Estates, according to the recorded plat thereof on file and of record in the Office of the County Recorder, Scott County, Minnesota.

COUNTY IN WHICH PROPERTY IS LOCATED: Scott

Property Address: 13126 Ottawa Dr.  
Savage, MN 55378  
Tax Parcel ID No : 26-0780080  
AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$363,180.93

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 20, 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.

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AmTrust Bank  
Assignee of Mortgagee