

# Public Notices

continued from previous page

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: April 19, 2008

CitiMortgage, Inc. successor by merger with ABN AMRO Mortgage Group, 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: 042500-31432  
(Published in the Savage Pacer on Saturday, April 19, 26 and May 3, 10, 17, 24, 2008; No. 2737)

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 26, 2005

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$324,000.00

MORTGAGOR(S): Kerry Rother and Heidi Rother, Husband and Wife

MORTGAGEE: Mortgage Electronic Registration Systems, Inc.

DATE AND PLACE OF REGISTERING: Registered: November 16, 2005 Scott County Registrar of Titles

Document #: T 172412  
CERTIFICATE OF TITLE NO. 37989

LEGAL DESCRIPTION OF PROPERTY: LOT 17, BLOCK 1, CEDAR LAKE ESTATES, SCOTT COUNTY, MINNESOTA.

COUNTY IN WHICH PROPERTY IS LOCATED: Scott

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$337,404.47

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: June 5, 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: April 19, 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: 128800-28558  
(Published in the Savage Pacer on Saturday, April 19, 26 and May 3, 10, 17, 24, 2008; No. 2738)

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

DATE OF MORTGAGE: June 9, 2004

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$162,343.00

MORTGAGOR(S): Kelly J. Landree (unmarried)

MORTGAGEE: U.S. Bank, N.A.  
DATE AND PLACE OF REGISTERING: Recorded: June 28, 2004 Scott County Recorder

Document #: A662219  
LEGAL DESCRIPTION OF PROPERTY: Lot 2, Block 1, Common Interest Community, No. 1043, Stone Meadow 3<sup>rd</sup> Addition

COUNTY IN WHICH PROPERTY IS LOCATED: Scott  
AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$165,434.53

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: June 5, 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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Dated: April 19, 2008  
U.S. Bank, N.A. 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: 128100-27601  
(Published in the Savage Pacer on Saturday, April 19, 26 and May 3, 10, 17, 24, 2008; No. 2740)

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 21, 2004

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$272,400.00

MORTGAGOR(S): Stephen L. Higgins, and Gina M. Higgins, Husband and Wife

MORTGAGEE: Mortgage Electronic Registration Systems, Inc.

DATE AND PLACE OF REGISTERING: Recorded: July 28, 2004 Scott County Recorder

Document #: 666056  
LEGAL DESCRIPTION OF PROPERTY: Lot 7, Block 2, Island View 1st Addition, Scott County, Minnesota.

COUNTY IN WHICH PROPERTY IS LOCATED: Scott  
AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$286,237.96

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: April 17, 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.

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Dated: March 1, 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: 29625

(Published in the Savage Pacer on Saturday, March 1, 8, 15, 22, 29 and April 5, 2008; No. 2675)

NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE SALE

The above referenced sale scheduled for April 17, 2008 at 10:00 a.m. has been postponed to May 15, 2008 at 10:00 a.m. in the Sheriff's Office Civil Unit, 301 South Fuller St., Shakopee, in said County and State.

Dated: April 17, 2008  
Mortgage Electronic Registration Systems, Inc. Mortgagee

Wilford & Geske, PA  
Attorneys for Mortgagee  
Lawrence A. Wilford  
James A. Geske  
7650 Currell Blvd., Suite 300  
Woodbury, MN 55125  
(651)209-3300  
Client ID: 29625  
(Published in the Savage Pacer on Saturday, April 26 and May 3, 10, 2008; No. 2742)

NOTICE OF MORTGAGE FORECLOSURE SALE

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

DATE OF MORTGAGE: December 26, 2003

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$229,500.00

MORTGAGOR(S): Carl R. Guillery, a single man

MORTGAGEE: Mortgage Electronic Registration Systems, Inc.

DATE AND PLACE OF REGISTERING: Registered: January 12, 2004 Scott County Registrar of Titles

Document #: T153566  
ASSIGNMENTS OF MORTGAGE: And thereafter assigned to: Wachovia Bank, N.A., as Trustee for the registered holders of Aegis Asset Backed Securities Trust, Mortgage Pass-Through Certificates, Series 2004-2

Dated: October 3, 2006  
Registered: November 16, 2006  
Document #: T180692

CERTIFICATE OF TITLE NO. 33671

LEGAL DESCRIPTION OF PROPERTY: Lot 3, Block 1, Timberline Ridge 3rd Addition, Scott County, Minnesota.

COUNTY IN WHICH PROPERTY IS LOCATED: Scott  
AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$286,077.24

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: June 12, 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.

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Dated: April 26, 2008

Wachovia Bank, N.A., as Trustee for the registered holders of Aegis Asset Backed Securities Trust, Mortgage Pass-Through Certificates, Series 2004-2

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: 166700-16819  
(Published in the Savage Pacer on Saturday, April 26 and May 3, 10, 17, 24, 31, 2008; No. 2745)

NOTICE OF MORTGAGE FORECLOSURE SALE

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

DATE OF MORTGAGE: June 14, 2006

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$195,000.00

MORTGAGOR(S): Thomas M. O'Grady, a married man

MORTGAGEE: Mortgage Electronic Registration Systems, Inc.

DATE AND PLACE OF REGISTERING: Recorded: August 4, 2006 Scott County Recorder

Document #: 747266  
LEGAL DESCRIPTION OF PROPERTY: Lot 4, Block 2, Scott's Field Second Addition, according to the recorded plat thereof, Scott County, Minnesota.

COUNTY IN WHICH PROPERTY IS LOCATED: Scott  
AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$208,730.10

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: June 12, 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  
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Dated: April 26, 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: 088501-19431  
(Published in the Savage Pacer on Saturday, April 26 and May 3, 10, 17, 24, 31, 2008; No. 2748)

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 2, 2004

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$360,000.00

MORTGAGOR(S): Estate Of Brad M. Wilson and Jean A. Wilson, Husband and Wife

June 12, 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  
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Dated: April 26, 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: 103050-24841  
(Published in the Savage Pacer on Saturday, April 26 and May 3, 10, 17, 24, 31, 2008; No. 2746)

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 22, 2004

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$131,900.00

MORTGAGOR(S): Karen E. Campbell, Single Person

MORTGAGEE: Mortgage Electronic Registration Systems, Inc.

DATE AND PLACE OF REGISTERING: Recorded: November 1, 2004 Scott County Recorder

Document #: 676927  
LEGAL DESCRIPTION OF PROPERTY: Unit no. 2104, C1C No. 1073, Villages of Southbridge Condominium, Scott County, Minnesota

COUNTY IN WHICH PROPERTY IS LOCATED: Scott  
AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$135,056.83

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: June 19, 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  
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Dated: April 26, 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: 088501-19431  
(Published in the Savage Pacer on Saturday, April 26 and May 3, 10, 17, 24, 31, 2008; No. 2748)

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 2, 2004

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$360,000.00

MORTGAGOR(S): Estate Of Brad M. Wilson and Jean A. Wilson, Husband and Wife

MORTGAGEE: Mortgage Electronic Registration Systems, Inc. Mortgagee

DATE AND PLACE OF REGISTERING: Recorded: November 1, 2004 Scott County Recorder

Document #: 676927  
LEGAL DESCRIPTION OF PROPERTY: Unit no. 2104, C1C No. 1073, Villages of Southbridge Condominium, Scott County, Minnesota

COUNTY IN WHICH PROPERTY IS LOCATED: Scott  
AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$135,056.83

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: June 19, 2008 10:00 A.M.  
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Dated: April 26, 2008

Mortgage Electronic Registration Systems, Inc. Mortgagee

Wilford & Geske  
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File ID: 088501-19431  
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