

# Public Notices

continued from previous page

Thammavong, Husband and Wife  
MORTGAGEE: Mortgage Electronic Registration Systems, Inc. DATE AND PLACE OF RECORDING: Recorded: August 24, 2006 Scott County Recorder  
Document #: A749323  
ASSIGNMENTS OF MORTGAGE: And thereafter assigned to: U.S Bank, N.A  
Dated: April 11, 2008  
LEGAL DESCRIPTION OF PROPERTY: Lot 7, Block 2, Monrach Estates, Scott County, Minnesota. COUNTY IN WHICH PROPERTY IS LOCATED: Scott  
AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$287,793.08  
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: 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.

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 26, 2008

U.S Bank, N.A  
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: 128100-31269  
(Published in the Savage Pacer on Saturday, April 26 and May 3, 10, 17, 24, 31, 2008; No. 2752)

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 28, 2005  
ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$392,800.00

MORTGAGOR(S): Howard L. Lapidés, and Mary Holter-Lapidés, Husband and Wife  
MORTGAGEE: Mortgage Electronic Registration Systems, Inc.

DATE AND PLACE OF RECORDING: Recorded: March 14, 2005 Scott County Recorder

Document #: 691314  
ASSIGNMENTS OF MORTGAGE: And thereafter assigned to: Mortgage Electronic Registration Systems, Inc.

Dated: February 28, 2005  
Recorded: March 14, 2005  
Document #: 691314

And thereafter assigned to: The Bank of New York Trust Company, NA as successor to JPMorgan Chase Bank NA, as Trustee

Dated: April 15, 2008  
LEGAL DESCRIPTION OF PROPERTY: Lots 7 and 8 and the Easterly Six (6) feet of Lot 9, Block 9, Koepfer's Addition, Scott County, Minnesota and That part of the Northerly half of the vacated alley, lying Southerly and adjacent to Lots 7 and 8, and the Easterly 6 feet of Lot 9, Block 9, Koepfer's Addition, Scott County, Minnesota.

COUNTY IN WHICH PROPERTY IS LOCATED: Scott  
AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$391,129.15

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  
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: May 3, 2008

The Bank of New York Trust Company, NA as successor to JPMorgan Chase Bank NA, as Trustee

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: 207577-31084  
(Published in the Savage Pacer on Saturday, May 3, 10, 17, 24, 31 and June 7, 2008; No. 2755)

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 9, 2007  
ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$164,000.00

MORTGAGOR(S): Denisha Boxley, unmarried person  
MORTGAGEE: Mortgage Electronic Registration Systems, Inc.

DATE AND PLACE OF REGISTERING: Registered: February 28, 2007 Scott County Registrar of Titles

Document #: 182663  
CERTIFICATE OF TITLE NO. 44424

LEGAL DESCRIPTION OF PROPERTY: Lots 8 and 23, Block 1, Maplewood Townhouses First Addition, Scott County, Minnesota. COUNTY IN WHICH PROPERTY IS LOCATED: Scott  
AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$170,319.37

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 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  
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: May 3, 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: 014425-30728  
(Published in the Savage Pacer on Saturday, May 3, 10, 17, 24, 31 and June 7, 2008; No. 2757)

NOTICE OF MORTGAGE FORECLOSURE SALE

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

DATE OF MORTGAGE: January 26, 2004  
ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$122,250.00

MORTGAGOR(S): Carla J. Cranston, a single person  
MORTGAGEE: Mortgage Electronic Registration Systems, Inc.

DATE AND PLACE OF RECORDING: Recorded: March 31, 2004 Scott County Recorder

Document #: 650246

LEGAL DESCRIPTION OF PROPERTY: Unit #31205, CIC 1024, a condominium

COUNTY IN WHICH PROPERTY IS LOCATED: Scott  
AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$117,128.66

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 26, 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: May 10, 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: 088501-31714  
(Published in the Savage Pacer on Saturday, May 10, 17, 24, 31 and June 7, 14, 2008; No. 2760)

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 25, 2005  
ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$264,000.00

MORTGAGOR(S): An L. Gip, an unmarried woman  
MORTGAGEE: Wachovia Mortgage, FSB f/k/a World Savings Bank, FSB

DATE AND PLACE OF REGISTERING: Registered: October 18, 2005 Scott County Registrar of Titles

Document #: T 17582  
CERTIFICATE OF TITLE NO. 34389

LEGAL DESCRIPTION OF PROPERTY: LOT 4, BLOCK 3, CLASSICS AT SOUTHBIDGE, SCOTT COUNTY MINNESOTA

COUNTY IN WHICH PROPERTY IS LOCATED: Scott  
AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$271,020.19

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 26, 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: May 10, 2008

Mortgage Electronic Registration Systems, Inc.  
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: 070050-30431  
(Published in the Savage Pacer on Saturday, May 10, 17, 24, 31 and June 7, 14, 2008; No. 2762)

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 15, 2006  
ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$132,200.00

MORTGAGOR(S): Sandra Clough, Single Person  
MORTGAGEE: Mortgage Electronic Registration Systems, Inc.

DATE AND PLACE OF RECORDING: Recorded: October 2, 2006 Scott County Recorder

Document #: 752649

LEGAL DESCRIPTION OF PROPERTY: Lot 7, Block 1, Brittany Village Third Addition, CIC No. 1074, Scott County, Minnesota.

COUNTY IN WHICH PROPERTY IS LOCATED: Scott  
AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$136,317.65

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 26, 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

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

DATE OF MORTGAGE: August 24, 2006

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$363,850.00

MORTGAGOR(S): Steven A. Kronstedt, and Martha R. Kronstedt, Husband and Wife

MORTGAGEE: Argent Mortgage Company, LLC

DATE AND PLACE OF RECORDING: Recorded: September 1, 2006 Scott County Recorder

Document #: 750066

ASSIGNMENTS OF MORTGAGE: And thereafter assigned to: U.S. Bank National Association, as Trustee, on behalf of the holders of the Asset Backed Securities Corporation Home Equity Loan Trust, Series AMQ 2006-HE7

Asset Backed Pass-Through Certificates, Series AMQ 2006-HE7  
Dated: August 30, 2006

LEGAL DESCRIPTION OF PROPERTY: Lot 5, Block 8, Westchester Estates, 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: \$383,927.71

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 26, 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: May 10, 2008

U.S. Bank National Association, as Trustee, on behalf of the holders of the Asset Backed Securities Corporation Home Equity Loan Trust, Series AMQ 2006-HE7 Asset Backed Pass-Through Certificates, Series AMQ 2006-HE7

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: 070050-30431  
(Published in the Savage Pacer on Saturday, May 10, 17, 24, 31 and June 7, 14, 2008; No. 2762)

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 15, 2006  
ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$132,200.00

MORTGAGOR(S): Sandra Clough, Single Person  
MORTGAGEE: Mortgage Electronic Registration Systems, Inc.

DATE AND PLACE OF RECORDING: Recorded: October 2, 2006 Scott County Recorder

Document #: 752649

LEGAL DESCRIPTION OF PROPERTY: Lot 7, Block 1, Brittany Village Third Addition, CIC No. 1074, Scott County, Minnesota.

COUNTY IN WHICH PROPERTY IS LOCATED: Scott  
AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$136,317.65

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 26, 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

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 4, 2005  
ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$552,000.00

MORTGAGOR(S): Craig Larsen and Janet Larsen, Husband and Wife

DATE AND PLACE OF RECORDING: Recorded: August 14, 2006 Scott County Recorder

Document #: A748188

LEGAL DESCRIPTION OF PROPERTY: Lot 15, Block 3, Woodbridge Ponds 2nd Addition, Scott County, Minnesota.

COUNTY IN WHICH PROPERTY IS LOCATED: Scott  
AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$275,394.31

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 PLACE OF RECORDING: Recorded: April 18, 2005 Scott County Recorder

Document #: A694749

LEGAL DESCRIPTION OF PROPERTY: Lot 8, Block 1, Scottview Estates, Scott County, Minnesota.

COUNTY IN WHICH PROPERTY IS LOCATED: Scott  
AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$571,212.39

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 26, 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: May 10, 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: 054975-23296  
(Published in the Savage Pacer on Saturday, May 10, 17, 24, 31 and June 7, 14, 2008; No. 2767)

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 1, 2006  
ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$225,900.00