

## Mortgage Foreclosures

### 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: May 16, 2011  
MORTGAGOR: Paul S. Busko, a single man.

MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as nominee for U.S. Bank N.A. its successors and assigns.

DATE AND PLACE OF RECORDING: Recorded May 20, 2011 Otter Tail County Recorder, Document No. 1092364.

ASSIGNMENTS OF MORTGAGE: Assigned to: U.S. Bank National Association. Dated June 14, 2017 Recorded June 19, 2017, as Document No. 1192072.

TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc.

TRANSACTION AGENT'S MORTGAGE IDENTIFICATION NUMBER ON MORTGAGE: 100021200003236956

LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON MORTGAGE: U.S. Bank N.A.

RESIDENTIAL MORTGAGE SERVICER: U.S. Bank National Association  
MORTGAGED PROPERTY ADDRESS: 24607 County Highway 1, Fergus Falls, MN 56537

TAX PARCEL I.D.#: 0300080056006  
LEGAL DESCRIPTION OF PROPERTY: The NE1/4 of the SE1/4 of the SW1/4 of Section 8, Township 133, Range 42, Otter Tail County, Minnesota.

Together with and subject to an easement for ingress and egress purposes, over and across the East 66.00 feet of the SE1/4 of the SE1/4 of the SW1/4, said Section 8, lying northerly of the northwesterly right-of-way line of County State Aid No. 1 and lying southerly of the said NE1/4 of the SE1/4 of the SW1/4.

COUNTY IN WHICH PROPERTY IS LOCATED: Otter Tail

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$65,000.00

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE, INCLUDING TAXES, IF ANY, PAID BY MORTGAGEE: \$60,802.20

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: November 2, 2017 at 10:00 AM

PLACE OF SALE: Sheriff's Office, Otter Tail County Courthouse, North Door, 121 West Junius, Fergus Falls, 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 May 2, 2018 unless that date falls on a weekend or legal holiday, in which case it is the next weekday, and 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 PROPERLY USED IN AGRICULTURAL PRODUCTION, AND ARE ABANDONED."

Dated: August 30, 2017  
U.S. 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  
19 - 17-005647 FC

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.

Published in the  
Parkers Prairie Independent  
September 7, 14, 21, 28,  
October 5, 12, 2017  
730077

### 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: March 21, 2014  
MORTGAGOR: Brandon D Cannell, a single man.

MORTGAGEE: U.S. Bank N.A.

DATE AND PLACE OF RECORDING: Recorded March 26, 2014 Otter Tail County Recorder, Document No. 1141487.

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: U.S. Bank N.A.

RESIDENTIAL MORTGAGE SERVICER: U.S. Bank National Association  
MORTGAGED PROPERTY ADDRESS: 1313 Union Avenue South, Fergus Falls, MN 56537

TAX PARCEL I.D.#: 71004990467000  
LEGAL DESCRIPTION OF PROPERTY:

Lot 4, Block 4, Nelson's Addition to the City of Fergus Falls, Otter Tail County, Minnesota

COUNTY IN WHICH PROPERTY IS LOCATED: Otter Tail

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$46,398.00

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

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: October 5, 2017, 10:00 AM

PLACE OF SALE: North Door, Otter Tail County Courthouse, 121 W. Junius Ave., Fergus Falls, 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 6 Months from the date of said sale by the mortgagor(s), their personal representatives or assigns.

"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 PROPERLY USED IN AGRICULTURAL PRODUCTION, AND ARE ABANDONED."

Dated: August 30, 2017  
U.S. 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  
19 - 17-005647 FC

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.

Published in the  
Parkers Prairie Independent  
September 7, 14, 21, 28,  
October 5, 12, 2017  
730077

GAGEE: \$46,031.60

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: October 19, 2017 at 10:00 AM

PLACE OF SALE: Sheriff's Office, Otter Tail County Courthouse, North Door, 121 West Junius, Fergus Falls, 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 April 19, 2018 unless that date falls on a weekend or legal holiday, in which case it is the next weekday, and 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 PROPERLY USED IN AGRICULTURAL PRODUCTION, AND ARE ABANDONED."

Dated: August 14, 2017  
U.S. 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  
19 - 17-005211 FC

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.

Published in the  
Parkers Prairie Independent  
August 24, 31,  
September 7, 14, 21, 28, 2017  
725121

### 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:

Mortgagor: James C Loots and Barbara W Loots, husband and wife

Mortgagee: Mortgage Electronic Registration Systems, Inc. as nominee for Bank of the West, a California State Banking Corp.

Dated: 02/25/2008  
Recorded: 03/12/2008

Otter Tail County Recorder Document No. 1035415

Assigned To: Bank of the West

Dated: 07/24/2017  
Recorded: 07/31/2017

Otter Tail County Recorder Document No. 1194090

Transaction Agent: Mortgage Electronic Registration Systems, Inc.

Transaction Agent Mortgage Identification Number: 100104088003732581

Lender or Broker: Bank of the West, a California State Banking Corp.

Residential Mortgage Servicer: Bank of the West

Mortgage Originator: Bank of the West, a California State Banking Corp.

LEGAL DESCRIPTION OF PROPERTY: Real Property in Otter Tail County, Minnesota, described as follows:

That part of Government Lot One (1), Section Twenty-five (25), Township One Hundred Thirty-three (133) North, Range Forty (40) West, Otter Tail County, Minnesota, described as follows: Commencing at the Northwest corner of said Section 25; thence South 01 degrees 04 minutes 30 seconds East (Assumed Bearing) along the West line of said Section 25 a distance of 207.12 feet; thence South 20 degrees 59 minutes 28 seconds East a distance of 84.93 feet; thence South 06 degrees 49 minutes 55 seconds East a distance of 395.86 feet; thence South 01 degrees 01 minutes 59 seconds East a distance of 243.68 feet; thence North 88 degrees 51 minutes 37 seconds East a distance of 74.85 feet; thence South 14 degrees 30 minutes 41 seconds East a distance of 116.08 feet to a point hereafter referred to as Point A; thence South 88 degrees 11 minutes 38 seconds East a distance of 100.17 feet; thence South 88 degrees 11 minutes 47 seconds East a distance of 99.88 feet; thence South 73 degrees 51 minutes 53 seconds East a distance of 99.46 feet thence South 75 degrees 56 minutes 44 seconds East a distance of 99.81 feet to a point hereafter referred to as Point B; thence South 77 degrees 41 minutes 41 seconds East a distance of 99.80 feet; thence South 69 degrees 54 minutes 44 seconds East a distance of 153.95 feet; thence South 70 degrees 08 minutes 21 seconds East a distance of 114.87 feet to the point of beginning; thence South 70 degrees 08 minutes 20 seconds East a distance of 114.92 feet; thence South 77 degrees 41 minutes 41 seconds East a distance of 99.80 feet; thence South 69 degrees 54 minutes 44 seconds East a distance of 153.95 feet; thence South 70 degrees 08 minutes 21 seconds East a distance of 114.87 feet to the point of beginning; thence South 70 degrees 08 minutes 20 seconds East a distance of 114.92 feet; thence South 77 degrees 41 minutes 41 seconds East a distance of 99.80 feet; thence South 69 degrees 54 minutes 44 seconds East a distance of 153.95 feet; thence South 70 degrees 08 minutes 21 seconds East a distance of 114.87 feet to the point of beginning; thence South 70 degrees 08 minutes 20 seconds East a distance of 114.92 feet; 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