



## Public Notices

### NOTICE OF VOLUNTARY 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.

**Date:** December 16, 2011.

**NOTICE IS HEREBY GIVEN THAT:** Default has occurred in the conditions of the following described mortgage:

**DATE OF MORTGAGE:** May 10, 2004

**ORIGINAL PRINCIPLE AMOUNT OF MORTGAGE AND:** \$460,000.00

**MORTGAGOR(S):** Verndale Custom Homes, Inc., a Minnesota corporation

**MORTGAGEE:** Wells Fargo Bank, National Association

**DATE AND PLACE OF FILING:** May 21, 2004 in the office of the Wadena County Recorder as Document No. 207097, as modified of record.

**ASSIGNMENTS OF MORTGAGE:** None

**LEGAL DESCRIPTION OF PROPERTY:** West 75 feet of that part of Northeast Quarter of Northwest Quarter (NE 1/4 NW 1/4) and the East 101.775 feet of that part of Northwest Quarter of Northwest Quarter (NW 1/4 NW 1/4), both tracts lying north of northerly line of Trunk Highway No. 10, of Section Twenty-nine (29), Township One Hundred Thirty-four (134), Range Thirty-four (34).

AND

That portion of the Northwest Quarter of the Northwest Quarter (NW 1/4 of NW 1/4) of Section Twenty-nine (29), Township One Hundred Thirty-four (134), Range Thirty-four (34), described as follows: The West 300 feet of the East 401.775 feet of the above described government subdivision lying north of the north right of way line of the United States Trunk Highway No. 10.

AND

That part of Northeast Quarter of Northwest Quarter (NE 1/4 NW 1/4) of Section Twenty-nine (29), in Township One Hundred Thirty-four (134) North, Range Thirty-four (34) West, described as follows: From the northwest corner of above Forty run south 33 feet; thence east 75 feet; thence south, paral-

lel with the west line of above Forty, 813.3 feet to a point of beginning; thence continue south 150 feet to northerly line of Trunk Highway #10; thence southeasterly, in northerly line of said Highway, 190 feet; thence north, parallel with west line of said Forty, 150 feet; thence northwesterly, parallel with northerly line of said Highway, 190 feet, to the point of beginning.

LESS

That part of the North Half of the Northwest Quarter (N 1/2 of NW 1/4) of Section Twenty-nine (29), Township One Hundred Thirty-four (134) North, Range Thirty-four (34) West, shown as Parcel 307 on Minnesota Department of Transportation Right of Way Plat Numbered 80-7 as the same is on file and of record in the office of the County Recorder in and for Wadena County, Minnesota.

AND LESS

That part of Tract A described below:

Tract A. That part of the Northeast Quarter of the Northwest Quarter of Section 29, Township 134 North, Range 34 West, Wadena County, Minnesota, lying north of Trunk Highway No. 10, described as follows: From the northwest corner of said Northeast Quarter of the Northwest Quarter, run south 33 feet; thence east 75 feet; thence south parallel with the west line 813.3 feet to the point of beginning; thence continue South 150 feet to the northerly line of Trunk Highway No. 10; thence run southeasterly on the northerly line of Trunk Highway No. 10 for 190 feet; thence north parallel with the west line of the land described in Book 89 of Deeds page 461 and Book 71 of Deeds page 793, 150 feet; thence northwesterly parallel with the northerly line of Trunk Highway No. 10 for 190 feet to the point of beginning; excepting therefrom that part contained within the following described tract: Commencing at the northeast corner of the Northwest Quarter of said Section 29; thence west, assumed bearing, along the north line of said Northwest Quarter a distance of 1259.3 feet; thence south 794 feet to the point of beginning of the Tract to be described; thence west 56 feet; thence south 167.77 feet to the northerly line of Trunk Highway No. 10; thence South 62 degrees 14 minutes 21 seconds east along said northerly line 115.27 feet; thence north

221.45 feet thence west 46 feet to the point of beginning which lies northerly of Line 1 described below:

Line 1. Beginning at a point on the west line of Tract A hereinbefore described, shown as Right of Way Boundary Corner B5 on Minnesota Department of Transportation Right of Way Plat No. 80-7 as said plat is on file and of record in the office of the County Recorder in and for said county; thence run southeasterly on an azimuth of 116 degrees 36 minutes 59 seconds, (azimuth oriented to Minnesota State Plane Coordinate System) for 228.81 feet to Right of Way Boundary Corner B6 and there terminating.

**COUNTY IN WHICH PROPERTY IS LOCATED:** Wadena County, Minnesota

**THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE:** \$389,064.51

THAT no action or proceeding has been instituted at law to recover the debt secured by said mortgage, or any part thereof; that there has been compliance with all pre-foreclosure notice and acceleration requirements of said mortgage, and/or applicable statutes;

PURSUANT, to the power of sale contained in said mortgage, the above described real property will be sold by the Sheriff of Wadena County as follows:

**DATE AND TIME OF SALE:** February 2, 2012 at 10:00 a.m.

**PLACE OF SALE:** Wadena County Sheriff's Office, Wadena, Minnesota.

To pay the debt then secured by said mortgage and taxes, if any actually paid by the mortgagee, on the premises and the costs and disbursements allowed by law. The time allowed by law for redemption by said mortgagor, its personal representatives or assigns is two (2) months after the date of sale.

Pursuant to Minn. Stat. § 582.32, Mortgagor and Mortgagee have entered into a Voluntary Foreclosure Agreement dated December 8, 2011, recorded on December 12, 2011, as Document No. 231695, with the Wadena County Recorder. The Voluntary Foreclosure Agreement includes sale of the real estate described above.

Junior lienholders may redeem in the order and manner provided in Minnesota Statutes § 582.32, subdivision 9, beginning after the ex-

piration of the mortgagor's redemption period.

WELLS FARGO BANK, NATIONAL ASSOCIATION

By  
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### NOTICE OF MORTGAGE FORECLOSURE SALE FORECLOSURE DATA

(1) **Street Address, city and zip code of mortgaged premises:** 302 Mason Avenue East, Verndale, MN 56481, a/k/a Highway 10, Verndale, MN 56481

(2) **Transaction agent; residential mortgage servicer; and lender or broker:** Wells Fargo Bank, National Association

(3) **Tax parcel identification numbers:** 21-029-2010

(4) **Transaction Agent's mortgage ID number (MERS number):** None

(5) **Name or mortgage originator:** Wells Fargo Bank, National Association

D22-J12

### ALDRICH TOWNSHIP FILING NOTICE

Filings for one Supervisor for a three year term and one Clerk for a two year term will open on Tuesday, January 3, 2012 and close at 5 p.m. on Tuesday, January 17, 2012 at the home of the Clerk. Please call before you come. 445-5580. Filing fee is \$2.

Barb Johnson,  
Clerk

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### Stowe Prairie Township Filing Notice

Notice is hereby given to the voters of Stowe Prairie Township that filing for township offices will open on January 3, 2012 and close on January 17, 2012 at 5 p.m.

The offices that may be filed for are:

One- supervisor for a three year term

One -clerk for a two year term

The filing fee is \$2. Please call the clerk at 218-924-2942 to make an appointment.

Barb Allen, Clerk

D21-28