

Oct 5, 2011 2:55PM Land Title, Inc.
Land Title, Inc.
2200 W. County Road C
Suite 2205
Roseville, MN 55113
Phone (651)638-1900 Fax (651)638-1994

1220
Virginia voice

Customer:	Invoice Number	Invoice Date
Mike Russo 1842 Arlington Avenue East St. Paul, MN 55119	366519	10/05/2011
	File Number	Branch
	366519	Abstracting Services
	Customer Order Number	Customer Order Date
		10/05/2011
Deliver-To:	Sales Price	Buyer
Mike Russo		Yavone Roen
	Seller	
Property Address	Loan Amount	Lender
1220 Virginia Street, St. Paul, Minnesota		
Property Type	Property County	Sales Rep
	Ramsey	
		Terms

Thank you for your business.

Description	Amount
Property Report	\$75.00
Subtotal	\$75.00
Total	\$75.00

Brief Legal: Lot 20, T.B. Somer's Addition

ATTN:
Scott
Kris.
RIN = 1
C = N17

Prepared for:

Attn: Mike Russo
Client Ref#:
Charges: \$75.00

LANDTITLE

service beyond the expected

PROPERTY REPORT

Applicants: Yavone M. Roen and Clinton P. Wirtz
Property Address: 1220 Virginia Street
St. Paul, Minnesota
County: Ramsey State: Minnesota
Property Type: Torrens Certificate No.: 334128

LEGAL DESCRIPTION:

Lots 20 and 21, T.B. Somer's Addition, except the East 10 feet thereof, Ramsey County, Minnesota.

APPARENT RECORD OWNER

Yavone M. Roen and Clinton P. Wirtz, as tenants in common

WARRANTY DEED: Yavone M. Roen and Clinton P. Wirtz, as tenants in common: **DOCUMENT NO. 1752902; DATED** April 28, 2003; **FILED** May 23, 2003.

OPEN MORTGAGES AND LIENS

1. **SHERIFF'S CERTIFICATE OF FORECLOSURE SALE (RE MORTGAGE DOCUMENT NO. 1842623):** Deutsche Bank National Trust Company, as Trustee for, Ameriquest Mortgage Securities Inc. Asset-Backed Pass-Through Certificates Series 2004-R12 under the Pooling and Servicing Agreement dated December 1, 2004; **DOCUMENT NO. 3111102; DATED** May 28, 2010; **FILED** June 2, 2010.
(redemption period expires 6 months from date of sale)

TAX INFORMATION

Tax I.D. No.: 24-29-23-43-0137
Assessed in the name of: Deutsche Bank National Trust Company
Taxes for the year 2011: \$1,292.00 are UNPAID, plus penalty on 1/4% latf
Base Tax: \$893.98, Homestead
Estimated Market Value: \$80,400.00
Delinquent Taxes: NONE

NAME SEARCHES

There are no unsatisfied judgments and notices of Federal or State Tax Liens docketed in Ramsey County District Court, the United States District Court and the Ramsey County Recorder's office appearing against the following names:

Yavone M. Roen
Clinton P. Wirtz
Deutsche Bank National Trust Company, as Trustee

EXCEPT as follows:
NONE

This Property Report is not a title examination, title opinion, title insurance commitment or title insurance policy. This report is furnished for the use and benefit of the requesting party. The liability of the reporting company caused by inaccuracies contained herein is limited to the amount paid for in said report.

POSTED EFFECTIVE DATE: September 16, 2011

END OF REPORT

Land Title • 2200 West County Road C, Suite 2205, Roseville, MN 55113 • phone (651) 638-1900 • fax (651) 697-6185 • www.landtitleinc.com

Certificate of Title

Certificate Number: **534128**

Document Number: **1752902**

Transfer From Certificate Number: **614699**

Originally registered the 30th day of November, 1949.

Book: **312** Page: **272**

Dist. Court No.: **6729**

State of Minnesota
County of Ramsey

} s.s.

REGISTRATION

This is to certify that

Clinton P. Wirtz, 1220 Virginia Street, City of Saint Paul, County of Ramsey, State of Minnesota, and
Yavone M. Roen, 1220 Virginia Street, City of Saint Paul, County of Ramsey, State of Minnesota
are now the owners of an estate in fee simple

of and in the following described land situated in the County of Ramsey and State of Minnesota:

Lots 20 and 21, T. B. Somer's Addition, except the East 10 feet interest

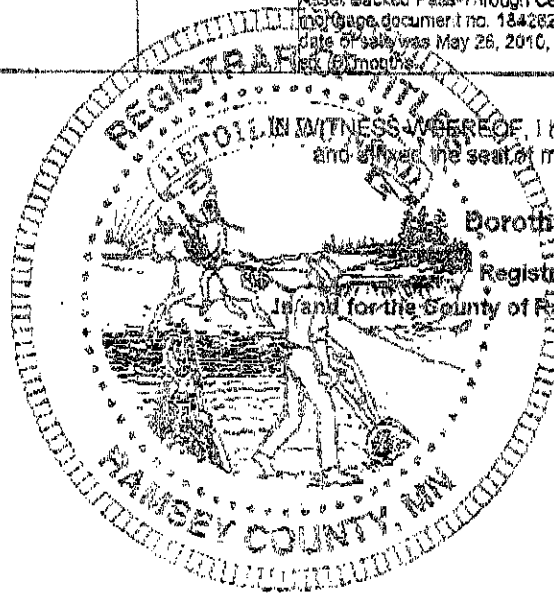
Subject to a reservation for the State of Minnesota of all mineral and mineral rights

Subject to the interests shown by the following memorials and to the following rights or encumbrances set forth in Minnesota statutes chapter 508, namely:

1. Liens, claims, or rights arising under the laws or the Constitution of the United States, which the statutes of this state cannot require to appear of record;
2. Any real property tax or special assessment;
3. Any lease for a period not exceeding three years, when there is actual occupation of the premises under the lease;
4. All rights in public highways upon the land;
5. Such right of appeal or right to appear and contest the application as is allowable by law;
6. The rights of any person in possession under deed or contract to deed to the owner of the certificate of title;
7. Any outstanding mechanics lien rights which may exist under sections 514.01 to 514.17.

Document Number	Document Type	Date of Registration Month Day, Year Time	Amount (\$)	Running in Favor of
410711	Easement	Nov 19, 1959 09:00 AM		Easements for slopes, cuts and fills in the grading of street adjoining above property.
1752903	Mortgage	May 29, 2003 11:00 AM	69,000.00	Wells Fargo Home Mortgage, Inc., a California corporation, P.O. Box 10304, City of Des Moines, State of Iowa
1813075	Mortgage	Apr 14, 2004 01:00 PM	17,622.63	Wells Fargo Financial Minnesota, Inc., a Minnesota corporation, 2430 Fairview Avenue, N 17, City of Roseville, State of Minnesota
1838252	Assignment of Mortgage	Oct 01, 2004 11:00 AM		Mortgage Electronic Registration Systems, Inc., a Delaware corporation, P.O. Box 2026, City of Flint, State of Michigan Assigns document no(s). 1813075.0
1841383	Satisfaction of Mortgage	Oct 26, 2004 08:00 AM		Satisfies document no(s). 1813075.0
1842623	Mortgage	Nov 04, 2004 01:00 PM	109,000.00	Town and Country Credit Corp., a Delaware corporation, 2010 Main Street, Suite 800, City of Irvine, State of California
1842626	Satisfaction of Mortgage	Nov 08, 2004 08:00 AM		Satisfies document no(s). 1752903.0
2067524	Limited Power of Attorney	Mar 27, 2009 08:00 AM		Town & Country Credit Corporation appoints Citi Residential Lending Inc. as attorney-in-fact.
2067531	Assignment of Mortgage	Mar 27, 2009 08:00 AM		Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc. Asset-Backed Pass-Through Certificates, Series 2004-R12, Under the Pooling and Servicing Agreement dated December 1, 2004, 1761 E. St. Andrew Place, City of Santa Ana, State of California Assigns document no. 1842623.
2067227	Power of Attorney	Sep 21, 2009 04:33 PM		Deutsche Bank National Trust, as Trustee appoints American Home Mortgage Servicing, Inc. as attorney-in-fact.

Document Number	Document Type	Date of Registration Month Day, Year Time	Amount (\$)	Running in Favor of
2087228	Assignment of Mortgage	Sep 21, 2009 04:00 PM		Deutsche Bank National Trust Company, as Trustee in trust for the benefit of the Certificateholders for Ameriquest Mortgage Securities Inc. Asset Backed Pass-Through Certificates, Series 2004-R12, 1781 East Andrew Place, City of Santa Ana, State of California. Assigns document no. 1842623. No Certificate of Trust or Affidavit of Trustee of record.
2091834	Assignment of Mortgage	Nov 05, 2009 01:00 PM		Deutsche Bank National Trust Company, as Trustee in trust for the benefit of the Certificateholders for Ameriquest Mortgage Securities Inc. Asset Backed Pass-Through Certificates, Series 2004-R12 Assigns document no(s). 1842623.0
2094910	Notice of Mortgage Foreclosure	Dec 07, 2009 10:00 AM		Deutsche Bank National Trust Company, as Trustee in trust for the benefit of the Certificateholders for Ameriquest Mortgage Securities Inc. Asset Backed Pass-Through Certificates, Series 2004-R12 proceeds to foreclose mortgage document no. 1842623.
2096321	Power of Attorney to Foreclose	Dec 18, 2009 10:00 AM		Deutsche Bank National Trust Company, as Trustee in trust for the benefit of the Certificateholders for Ameriquest Mortgage Securities Inc. Asset Backed Pass-Through Certificates, Series 2004-R12 appoints Lawrence P. Zielke, Diane F. Mach, Kristine M. Spiegelberg, Melissa L. Baldrige Porter and Shapiro Nordmeyer and Zielke L.L.P. to foreclose mortgage document no. 1842623.
2111102	Sheriff's Certificate	Jun 02, 2010 11:00 AM		Deutsche Bank National Trust Company, as Trustee in trust for the benefit of the Certificateholders for Ameriquest Mortgage Securities Inc. Asset Backed Pass-Through Certificates, Series 2004-R12 forecloses mortgage document no. 1842623 for the sum of \$116,943.58. Sheriff's date of sale was May 26, 2010, and the stated period of redemption is six (6) months.



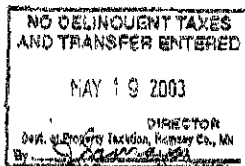
I have hereunto subscribed my name and affixed the seal of my office this 23rd day of May, 2003.

Dorothy McClung

Registrar of Titles,

In and for the County of Ramsey and State of Minnesota.

Register of Titles, Ramsey, MN
 Date Filed: 5/23/2003 11:00 AM
 As Doc #: 1752902
 On CT # (s):
 534128, 514699.



FORM NO. 1-M

WARRANTY DEED-INDIVIDUAL(S) TO INDIVIDUAL(S)

Form No. 1-M-WARRANTY DEED Minnesota Uniform Conveyance Blanks (1978)
 Individual(s) to Individual(s)

STATE DEED TAX DUE HEREON: \$ 234.60

Date: April 28, 2003

FOR VALUABLE CONSIDERATION, Duane C. Lindstrom and Barbara K. Lindstrom, husband and wife

(marital unit)

, Grantor(s).

hereby convey(s) and warrant(s) to Yvonne M. Ream and Clinton P. Wirus

, Grantee(s).

real property in Ramsey County, Minnesota, described as follows:

Lots 20 and 21, T.8, R.20W, S.43N, except the East 10 feet thereof, Ramsey County, Minnesota

CENT. OF REAL ESTATE VALUE

BY CS (If other space is needed, continue on back)
 together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions:

Easements, restrictions, covenants and conditions of record, if any.

Check box if applicable:

☒ This Seller certifies that the seller does not know of any wells on the described real property.

A well disclosure certificate accompanies this document.

☐ I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

RAMSEY COUNTY

Receipt No: 162043 Date: 5/17/2003
 Deed tax hereon of \$234.60 Paid
 MN Conservation Fund M.S. 473H \$5.00 Paid
 Dorothy A. McClung, Auditor by Cheamayas

[Signature]
 Duane C. Lindstrom
[Signature]
 Barbara K. Lindstrom

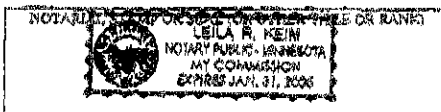
STATE OF MINNESOTA

}

COUNTY OF Ramsey

The foregoing instrument was acknowledged before me this 28th day of April, 2003
 by Duane C. Lindstrom and Barbara K. Lindstrom, husband and wife

, Grantor(s).



SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT

The Seller(s) for the real property described in this instrument
 should be sent to (Include name and address of Grantee):

Yvonne M. Ream
 Clinton P. Wirus
 1220 Virginia Street
 St. Paul, MN 55117

THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS):

ATTN Title Company
 2350 University Avenue N, Ste 125W
 St. Paul, MN 55114

MAY 6 4 2003

ATTN FILE NO. 0303355017

3 24-29-23-43-0137

AFFIDAVIT OF PURCHASER OF REGISTERED LAND

1752902

State of Minnesota)
County of Ramsey)

Leila R. Keim, being first duly sworn on oath says that she makes this affidavit on behalf of the purchaser(s) of registered land situated in Ramsey County, Minnesota.

The name of one of said purchaser is Yavone M. Roen, a single person

The purchaser resides at 1220 Virginia Street,
City of St. Paul, Ramsey County, Minnesota.
Is over 18 years old and who is under no legal capacity.

Signed: *Leila R. Keim*

Subscribed and sworn to before me this 30th day of April 2009.

Michael J. Varani
Notary Public, Ramsey County, Minnesota

My Commission Expires: January 31, 2005



183

AFFIDAVIT OF PURCHASER OF REGISTERED LAND

State of Minnesota)
County of Ramsey)

Leila R. Keim, being first duly sworn on oath says that she makes this affidavit on behalf of the purchaser(s) of registered land situated in Ramsey County, Minnesota.

The name of one of said purchaser is Clinton P. Wirtz, a single person.

The purchaser resides at 1220 Virginia Street,
City of St. Paul, Ramsey County, Minnesota.
Is over 18 years old and who is under no legal capacity.

Signed: _____

Subscribed and sworn to before me this 30th day of April 2003.

Notary Public, Ramsey County, Minnesota

My Commission Expires: January 31, 2005



Document# 2111102
 Certified Filed On 06/02/2010 11:00
 Register of Titles, Ramsey County, MN
 Certificate# 534128
 3.1.2 501727

PID No. 24-29-23-43-0137 Con. No. 534128

09-059859

SHERIFF'S CERTIFICATE OF FORECLOSURE SALE
AFFIDAVIT OF COSTS AND DISBURSEMENTS

STATE OF MINNESOTA
 COUNTY OF DAKOTA

Diane F. Mach, being first duly sworn on oath says; that he/she is one of the attorneys foreclosing the mortgage described in the printed notice of mortgage foreclosure sale hereto attached; that the following is a detailed bill of the costs and disbursements of said foreclosure, and that the same have been absolutely and unconditionally paid or incurred therein, to-wit:

\$	700.00	Attorneys fees for foreclosing said mortgage
	710.51	Publication
	122.00	Recording
	150.00	Service
	60.00	Sheriff Sale
	48.00	Recording Certificate
	10.00	Service Fee
	202.00	Abstracting
	<u>\$2,000.51</u>	TOTAL

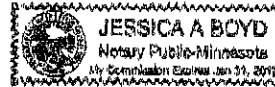
Diane F. Mach - 273788, Esq.

Subscribed and sworn to before me this 24th day of May, 2010.

Notary

STATE OF MINNESOTA
 COUNTY OF RAMSEY

SHERIFF'S CERTIFICATE OF SALE



I, Bob Fletcher, Ramsey County Sheriff, Sheriff of the County of Ramsey, State of Minnesota, do hereby certify; that pursuant to the printed Notice of Mortgage Foreclosure sale hereto attached and the power of sale contained in the following described mortgage:

DATE OF MORTGAGE: September 14, 2004

MORTGAGOR(S): Clinton P. Wirtz and Yavone M. Roen, husband and wife

MORTGAGEE: Town and Country Credit Corp.

LENDER: Town and Country Credit Corp.

SERVICER: American Home Mortgage Servicing, Inc.

DATE AND PLACE OF FILING: Filed November 4, 2004, Ramsey County Registrar of Titles, as Document Number 1842623

ASSIGNMENT OF MORTGAGE:

Assigned to: Deutsche Bank National Trust Company, as Trustee for, Ameriquest Mortgage Securities Inc. Asset-Backed Pass-Through Certificates, Series 2004-R12, under the Pooling and Servicing Agreement dated December 1, 2004, Dated: February 19, 2009, filed: March 27, 2009 as Document Number 2087531, thereafter assigned to Deutsche Bank National Trust Company, as Trustee in trust for the benefit of the Certificateholders for Ameriquest Mortgage Securities Inc. Asset Backed Pass-Through Certificates, Series 2004-R12, dated September 21, 2009, and registered as Document No. 2087228.

24.29.23.43.0137

10f11

Return to:
 Shapiro

I did, at the time and place in said notice specified:

DATE AND TIME OF SALE: May 26, 2010, at 10:00 am

PLACE OF SALE: Sheriff's Main Office, The Lowry Building/City Hall Annex, 25 West 4th St., Suite 150, St. Paul, MN 55102

offer for sale and sell at public auction to the highest and best bidder, the tract of land described as follows, to-wit:

Lots 20 and 21, T.B. Somer's Addition, except the East 10 feet thereof

PROPERTY ADDRESS: 1220 Virginia St, Saint Paul, MN 55117

LOAN NUMBER: 4001119511

COUNTY IN WHICH PROPERTY IS LOCATED: Ramsey

and did strike off and sell the same to: Deutsche Bank National Trust Company, as Trustee in trust for the benefit of the Certificateholders for Ameriquest Mortgage Securities Inc. Asset Backed Pass-Through Certificates, Series 2004-R12

for the sum of: \$116,943.58 at an interest rate of 6.25%.

said purchaser being the highest bidder and said sum being the highest and best bid offered therefore; and that said sale was in all respects openly, honestly, fairly, and lawfully conducted, and the time allowed for redemption by the mortgagor(s), his/her/their personal representatives or assigns is 6 months from the date of said sale.

IN TESTIMONY WHEREOF, I have hereunto set my hand on May 26, 2010.

Bob Fletcher, Ramsey County Sheriff
as Sheriff of Ramsey County, MN

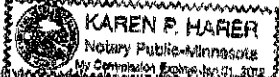
By [Signature] Deputy

STATE OF MINNESOTA
COUNTY OF RAMSEY

On this Twenty-Sixth day of May, 2010, before me personally appeared Michael Schmid, known to be the Deputy Sheriff of said County, and the person described in and who executed the foregoing instrument, and acknowledged that he/she executed same as Deputy Sheriff.

Karen P. Harer
Notary

STATE OF MINNESOTA
COUNTY OF DAKOTA



Diane F. Moch, being first duly sworn, on oath says that he/she knows the facts relating to the military status of Clinton P. Wirtz, Yavone M. Roen, who was/were the owner(s) and occupant(s) of the mortgaged premises described in the foregoing Sheriff's Mortgage foreclosure sale thereof; that said person(s) was/were not in the military or naval service of the United States at the time of said sale, or during the three months preceding such sale, as appears from facts known at the time of the sale.

Diane F. Moch - 273780, Esq.

Subscribed and sworn to before me this 24th day of May, 2010.

[Signature]
Notary Public

This is an attempt to collect a debt and any information obtained will be used for that purpose.

Send Tax Information to:
American Home Mortgage Servicing, Inc.
4875 Belfort Rd.
Suite 130
Jacksonville, Florida 32256



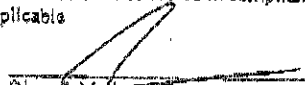
DRAFTED BY/RETURN TO:
SHAPIRO & ZIELKE, LLP
12550 West Frontage Road, Ste. 200
Burnsville, MN 55337
(952) 831-4060

AFFIDAVIT OF COMPLIANCE

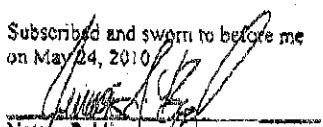
STATE OF MINNESOTA)
COUNTY OF DAKOTA)SS

Diane F. Mach, being duly sworn, on oath, says that:

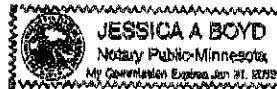
1. Notice of Opportunity for Counseling ("*Foreclosure Prevention Counseling*") has been delivered in compliance with Minnesota Statute 580.021.
2. The Foreclosure Advice Notice to Owners ("*Help for Homeowners in Foreclosure*") has been delivered in compliance with Minnesota Statute 580.041.
3. The Notice of Sale has been delivered in compliance with Minnesota Statute 580.04
4. If the property is a one-to-four family dwelling and is occupied by a tenant(s) as a residence, the *Foreclosure Advice to Tenants* has been delivered in compliance with Minnesota Statute 580.042
5. The *Farmer Lender Mediation Notice* has been delivered in compliance with Minnesota Statute 582.039, if applicable
6. The *Homestead Designation Notice* has been delivered in compliance with Minnesota Statute 582.041, if applicable
7. The *Agricultural Designation Notice* has been delivered in compliance with Minnesota Statute 582.042, if applicable


Diane F. Mach

Subscribed and sworn to before me
on May 24, 2010


Notary Public

THIS INSTRUMENT DRAFTED BY:
Shapiro & Zielke, LLP
12550 West Frontage Road
Suite 200
Burnsville, MN 55337
(952)831-4060
Our File No. 09-059859



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:

DATE OF MORTGAGE: September 14, 2004
ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$109,000.00

MORTGAGOR(S): Clinton P. Wink and Yvonne M. Rasmussen, husband and wife
MORTGAGEE: Town and Country Credit Corp.

LENDER: Town and Country Credit Corp.
SERVICER: American Home Mortgage Servicing, Inc.

DATE AND PLACE OF FILING: Filed March 4, 2004, Ramsey County Register of Titles, as Document Number 1849830

ASSIGNMENTS OF MORTGAGE: Assigned to Deutsche Bank National Trust Company, as Trustee for American Mortgage Securities Inc. Asset Backed Pass-Through Certificates, Series 2004-R12, under the Pooling and Servicing Agreement dated December 1, 2004; Dated: February 19, 2009; Dated: March 27, 2009, recorded as document number 2087931; thereafter assigned to Deutsche Bank National Trust Company, as Trustee in Trust for the benefit of the Certificates for American Mortgage Securities Inc. Asset Backed Pass-Through Certificates, Series 2004-R12, dated September 21, 2009, and registered as Document No. 2087932.

LEGAL DESCRIPTION OF PROPERTY:
Lot 20 and 21, T.B. Senior's Addition,
except the East 10 feet thereof

PROPERTY ADDRESS: 1320 Virginia St.
Saint Paul, MN 55117

PROPERTY IDENTIFICATION NUMBER:
24-23-23-42-137 Sect. No. 554135

COUNTY IN WHICH PROPERTY IS LOCATED:
Ramsey

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: \$107,019.80

THAT all pre-foreclosure requirements have been complied with but no sale 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: January 18, 2010, 10:00am

PLACE OF SALE: Sheriff's Main Office, The Lower Building/City Hall Annex, 25 West 4th St., Suite 150, St. Paul, MN 55102, and 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 mortgagee or the personal representatives or assigns.

TIME AND DATE TO VACATE PROPERTY: If the full estate is an owner-occupied, single-family dwelling, unless otherwise provided by law, the date on or before which the mortgagee must vacate the property, if the mortgage is not refinanced under section 550.23 or the property is not refinanced under section 550.23, is 11:59 p.m. on July 19, 2010.

THE TIME ALLOWED BY LAW FOR REDEMPTION OF THE MORTGAGE: THE MORTGAGOR'S PERSONAL REPRESENTATIVES OR ASSIGNS MAY BE REDEMPTED TO PAY THE DEBT IF A JUDICIAL ORDER IS ENTERED UNDER MINNESOTA STATUTES SECTION 550.23 DETERMINING, AMONG OTHER THINGS, THAT THE MORTGAGED PREMISES ARE DEEMED WITH A RESIDENTIAL DWELLING OF LESS THAN 5 UNITS, ARE NOT PROPERTY USED FOR AGRICULTURAL PRODUCTION, AND ARE UNIMPROVED.

Dated: December 3, 2009

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE IN TRUST FOR THE BENEFIT OF THE CERTIFICATEHOLDERS FOR AMERQUEST MORTGAGE SECURITIES INC. ASSET BACKED PASS-THROUGH CERTIFICATE, SERIES 2004-R12

Assignee of Mortgage:
SHAPIRO, NORDMEYER & ZELKE, LLP

BY LAWRENCE P. ZELKE - 152339

DIANE P. MACH - 373788

KRISTINE M. SPIEGELBERG - 308645

MELISSA L. BALENDOFF PORTER - 086778

Attorneys for Mortgagee:
18550 West Phoebe Road, Suite 200
Burlington, MN 55507
(820) 831-4060
09-09830

PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE ADVISED THAT THIS OFFICE IS DESIGNED TO BE A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. THIS NOTICE IS REQUIRED BY THE PROVISIONS OF THE FAIR DEBT COLLECTION PRACTICES ACT AND DOES NOT IMPLY THAT WE ARE ATTEMPTING TO COLLECT MONEY FROM ANYONE WHO HAS DISCHARGED THE DEBT UNDER THE BANKRUPTCY LAWS OF THE UNITED STATES.

(December 7, 14 & 21, January 4-11)
ST. PAUL LEGAL LEDGER
02228069

AFFIDAVIT OF PUBLICATION

State of Minnesota, County of Ramsey

Barbara A. St. Martin, being duly sworn on oath says she/he is and during all the times herein stated has been the publisher or the publisher's designated agent in charge of the newspaper known as the St. Paul Legal Ledger and has full knowledge of the facts which are stated below:

(A) The newspaper has complied with all of the requirements constituting qualifications as a legal newspaper, as provided by Minnesota Statute 331A.02, 331A.07, and other applicable laws, as amended.

(B) The printed Postponement of Mortgage Sale, 22234754, which is attached was cut from the columns of said newspaper and was printed and published on March 8, 2010, and was thereafter printed and published:

and printed below is a copy of the lower case alphabet from A to Z, both inclusive, which is hereby acknowledged as being the size and kind of type used in the composition and publication of said notice:

Barbara A. St. Martin
obodeigh@minneapolis.rr.com

Subscribed and sworn to before me this 8th day of March, 2010

Mary K. Schaefer
NOTARY PUBLIC
State of Minnesota
My Comm. Exp. 01-31-2015

RATE INFORMATION

1. Lowest classified rate paid by commercial users for comparable space to	\$3.3500
2. Maximum rate allowed by law for the above publication is	\$10.2000
3. Rate actually charged for the publication is	\$7.4800

NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE SALE

The above referenced sale scheduled for January 18, 2010, at 10:00 a.m., has been postponed to March 18, 2010, at 10:00 a.m., located at the Lower Building/City Hall Annex, 25 West 4th St., Suite 150, St. Paul, MN 55102, and County and State.

If this is an owner-occupied, single-family dwelling, the premises must be vacated by September 18, 2010 at 11:59 p.m.

Dated: January 18, 2010

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE IN TRUST FOR THE BENEFIT OF THE CERTIFICATEHOLDERS FOR AMERQUEST MORTGAGE SECURITIES INC. ASSET BACKED PASS-THROUGH CERTIFICATE, SERIES 2004-R12

Assignee of Mortgage:
SHAPIRO, NORDMEYER & ZELKE, LLP

BY LAWRENCE P. ZELKE - 152339

DIANE P. MACH - 373788

KRISTINE M. SPIEGELBERG - 308645

IRAN D. KRUMHOLTZ - 086778

Attorneys for Mortgagee:
18550 West Phoebe Road, Suite 200
Burlington, MN 55507
(820) 831-4060
09-09830

PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE ADVISED THAT THIS OFFICE IS DESIGNED TO BE A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. THIS NOTICE IS REQUIRED BY THE PROVISIONS OF THE FAIR DEBT COLLECTION PRACTICES ACT AND DOES NOT IMPLY THAT WE ARE ATTEMPTING TO COLLECT MONEY FROM ANYONE WHO HAS DISCHARGED THE DEBT UNDER THE BANKRUPTCY LAWS OF THE UNITED STATES.

(December 7, 14 & 21, January 4-11)
ST. PAUL LEGAL LEDGER
02228069

PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE ADVISED THAT THIS OFFICE IS DESIGNED TO BE A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. THIS NOTICE IS REQUIRED BY THE PROVISIONS OF THE FAIR DEBT COLLECTION PRACTICES ACT AND DOES NOT IMPLY THAT WE ARE ATTEMPTING TO COLLECT MONEY FROM ANYONE WHO HAS DISCHARGED THE DEBT UNDER THE BANKRUPTCY LAWS OF THE UNITED STATES.

(January 8)
ST. PAUL LEGAL LEDGER
02228069

OFFICE OF POSTPONEMENT
OF MORTGAGE
FORECLOSURE SALE

The above-referenced sale scheduled for March 16, 2010, at 10:00 a.m., has been postponed to May 26, 2010, at 10:00 a.m., located at The County Building/City Hall Annex, 25 West 4th St., Suite 150, St. Paul, MN 55102, said County and State.

If this is an owner occupied, single-family dwelling, the premises must be vacated by November 26, 2010 11:39 P.M.

DEUTSCHE BANK NATIONAL TRUST
COMPANY, AS TRUSTEE IN TRUST FOR THE
BENEFIT OF THE CERTIFICATEHOLDERS, FOR
AMERQUEST MORTGAGE SECURITIES INC.
ASSET BACKED PASS-THROUGH
CERTIFICATES, SERIES 2004-212

SHAMRO & ZELKE, L.L.P.
BY LAWRENCE P. ZELKE - 192559
DIANE P. MACH - 273790
KRISTINE M. SPIEGELBERG - 300541
RYAN D. KRUMHOLTZ - 0987859

Attorneys for Mortgage:
12450 West Pentagon Road, Suite 200
Burrville, MO 63007
(314) 631-4500
00-658659

PURSUANT TO THE FAIR DEBT COLLECTION
 PRACTICES ACT, YOU ARE ADVISED
 THAT YOUR OFFICE IS DESIRED TO BE A
 DEBT COLLECTION, ANY DEBTOR OR CO-
 DEBTED WILL BE SUED FOR THE DEBT.
 THIS NOTICE IS REQUIRED BY THE
 PROVISIONS OF THE FAIR DEBT COLLECTION
 PRACTICES ACT AND DOES NOT IMPLY THAT
 WE ARE ATTEMPTING TO COLLECT MONEY
 FROM ANYONE WHO HAS DISOBTAINED THE
 DEBT UNDER THE BANKRUPTCY LAWS OF
 THE UNITED STATES.

March 31
RECEIVED 3/2 PAUL LEONE, LANDOVER MA
2025-07-14

**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:

DATE OF MORTGAGE: September 14, 2004

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$100,000.00

MORTGAGOR(S): Clayton P. Wirtz and

Yvonne M. Rees, husband and wife

MORTGAGEE: Town and Country Credit Corp.

LENDER: Town and Country Credit Corp.

SERVICER: American Home Mortgage Service Inc.

DATE AND PLACE OF FILING: Filed November 4, 2004, Ramsey County Register of Titles.

as Document Number 1042523

ASSIGNMENTS OF MORTGAGE: Assigned to Deutsche Bank National Trust Company, as

Trustee for American Mortgage Securities Inc.

Asset Backed Pass-Through Certificates, Series 2004-R12, under the Pooling and Servicing

Agreement dated December 1, 2004, dated February 19, 2004 (the "Agreement"), recorded as

document number 1047331, thereafter assigned to Deutsche Bank National Trust Company, as

Trustee for the benefit of the Certificateholders for American Mortgage Securities Inc. Asset Backed Pass-Through Certificates, Series 2004-R12, dated September 21, 2004, and

registered as Document No. 2047822.

LEGAL DESCRIPTION OF PROPERTY: Lots 20 and 21, T.R. Soren's Addition, except the East 1/4 Red Quarter.

PROPERTY ADDRESS: 1220 Virginia St.

Saint Paul, MN 55117

PROPERTY IDENTIFICATION NUMBER: 24-28-25-45-0187 Cert. No. 504120

COUNTY IN WHICH PROPERTY IS LOCATED: Ramsey

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: \$107,010.00

THAT all pre-foreclosure requirements have been complied with until 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: January 18, 2010, 10:00am

PLACE OF SALE: Sheriff's Main Office, The

Loray Building/City Hall Annex, 25 West 4th St., Suite 150, St. Paul, MN 55102

to pay the debt secured by said mortgage and taxes, if any, on said premises and the costs and disbursements, including attorney's fees allowed by law, which is to be paid within 5 business days of the date of sale by the mortgagor(s) or personal representative(s) or assign(s).

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 individual(s) must vacate the property, if the mortgage is not redeemed under section 560.30 or the property is not redeemed under section 560.32, is 11:00 p.m. on July 19, 2010.

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 560.32 DETERMINING, AMONG OTHER THINGS, THAT THE MORTGAGED PREMISES ARE OCCUPIED WITH A RESIDENTIAL DWELLING OF LESS THAN 5 UNITS, ARE NOT PROPERTY USED FOR AGRICULTURAL PRODUCTION, AND ARE ABANDONED.

Dated: December 3, 2009

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE IN TRUST FOR THE BENEFIT OF THE CERTIFICATEHOLDERS FOR AMERIQUEST MORTGAGE SECURITIES INC.

ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2004-R12

Assignor of Mortgage

SHAPIRO, NORDMEYER & ZILIO, L.L.P.

BY LAWRENCE P. ZILIO - 152359

DIANE F. MACH - 233780

KRYSTINE M. SHIBBLECH - 304845

MEUSSA L. BALDRIDGE FORTER - 033778

Attorneys for Mortgagee

12530 West Prentiss Road, Suite 200

Burnsville, MN 55337

(952) 831-4060

05-059659

PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT, YOU ARE ADVISED THAT THIS OFFICE IS DESIGNATED TO BE A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. THIS NOTICE IS REQUIRED BY THE PROVISIONS OF THE FAIR DEBT COLLECTION PRACTICES ACT AND DOES NOT IMPLY THAT WE ARE ATTEMPTING TO COLLECT MONEY FROM ANYONE WHO HAS DISCHARGED THE DEBT UNDER THE BANKRUPTCY LAWS OF THE UNITED STATES.

(December 7-14-21-January 4-11)

RECORDED AT: ST. PAUL LEGAL LEDGER, 05225559

AFFIDAVIT OF PUBLICATION

State of Minnesota, County of Ramsey

Mary Schaefer, being duly sworn on oath says she/he is and during all the times herein stated has been the publisher or the publisher's designated agent in charge of the newspaper known as the St. Paul Legal Ledger and has full knowledge of the facts which are stated below:

(A) The newspaper has complied with all of the requirements constituting qualifications as a legal newspaper, as provided by Minnesota Statute 531A.02, 531A.07, and other applicable laws, as amended.

(B) The printed Postponement of Mortgage Sale, 22230379, which is attached was cut from the columns of said newspaper and was printed and published on January 21, 2010, and was thereafter printed and published:

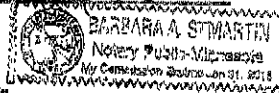
and printed below is a copy of the lower case alphabet from A to Z, both inclusive, which is hereby acknowledged as being the size and kind of type used in the composition and publication of said notice:

abcdefghijklmnopqrstuvwxyz

Mary Schaefer

Subscribed and sworn to before me this 21st day of January, 2010

Barbara A. St Martin

**RATE INFORMATION**

1. Lowest classified rate paid by environmental users for comparable space is	\$35000
2. Maximum rate allowed by law for the above publication is	150.00000
3. Rate actually charged for the publication is	130.40000

over

**NOTICE OF POSTPONEMENT
OF MORTGAGE
FORECLOSURE SALE**

The above referenced sale scheduled for January 18, 2010, at 10:00 a.m., has been postponed to March 18, 2010, at 10:00 a.m., located at The Library Building/City Hall Annex, 25 West 4th St., Suite 150, St. Paul, MN 55102, said County and State.

If this is an owner occupied, single-family dwelling, the proceeds must be received by September 18, 2010 at 11:59 P.M.
Dated: January 19, 2010

DEUTSCHE BANK NATIONAL TRUST
COMPANY, AS TRUSTEE IN TRUST FOR THE
BENEFIT OF THE CERTIFICATEHOLDERS FOR

AMERIGUEST MORTGAGE SECURITIES INC.
ASSET BACKED PASS-THROUGH
CERTIFICATES, SERIES 2004-R12

Assignee of Mortgage:
SHAPIRO, NORDMEYER & ZELKE, L.L.P.
BY LAWRENCE P. ZELKE - 165539
DIANE P. MACH - 278798
KRISTINE M. SPIEGELBERG - 304845
RYAN O. KRUMHOLTZ - 087850
Attorneys for Mortgage:
12530 West Frontage Road, Suite 200
Burnsville, MN 55337
(612) 431-4060
08-055633

FORBID TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE ADVISED THAT THIS OFFICE IS DESIGNED TO BE A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. THIS NOTICE IS REQUIRED BY THE PROVISIONS OF THE FAIR DEBT COLLECTION PRACTICES ACT AND DOES NOT IMPLY THAT WE ARE ATTEMPTING TO COLLECT MONEY FROM ANYONE WHO HAS DISCHARGED THE DEBT UNDER THE BANKRUPTCY LAWS OF THE UNITED STATES.

(JANUARY 17)
ST. PAUL LEGAL TENDON
02230370

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 de-
scribed mortgage:

DATE OF MORTGAGE: September 14, 2004
ORIGINAL PRINCIPAL AMOUNT OF MORT-
GAGE: \$100,000.00

MORTGAGOR(S): Clinton P. Wirtz and
Yvonne M. Wirtz, husband and wife

MORTGAGEE: Town and Country Credit
Corp.

LENDER: Town and Country Credit Corp.
SERVICER: American Home Mortgage Serv-
ices, Inc.

DATE AND PLACE OF FILING: Filed Novem-
ber 4, 2004, Ramsey County Register of Titles
as Document Number 1648888

ASSIGNMENTS OF MORTGAGE: Assigned to
Deutsche Bank National Trust Company, as
Trustee for Ameriquest Mortgage Securities Inc.
Asset-Backed Pass-Through Certificates, Series
2004-R12, under the Pooling and Servicing
Agreement dated December 1, 2004. Deed of
conveyance dated March 27, 2005, recorded
as document number 2057331, thereafter as-
signed to Deutsche Bank National Trust Com-
pany, as Trustee in trust for the benefit of the Cer-
tificateholders for Ameriquest Mortgage Securi-
ties Inc. Asset-Backed Pass-Through Certificates,
Series 2004-R12, dated September 21, 2005,
and registered as Document No. 2058228.

LEGAL DESCRIPTION OF PROPERTY:

Lot 20 and 21, T.B. Society's Addition,

except the East 10 feet thereof,

PROPERTY ADDRESS: 1430 Virginia St.,

St. Paul, MN 55117

PROPERTY IDENTIFICATION NUMBER:

24-29-23-43-0137 Cert. No. 2043188

COUNTY IN WHICH PROPERTY IS LOCATED:

Ramsey

THE AMOUNT CLAIMED TO BE DUE ON

THE MORTGAGE ON THE DATE OF THE NO-

TICE: \$107,819.84

THAT all pre-foreclosure requirements have

been complied with and 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: January 10,

2010, 10:00am

PLACE OF SALE: Sheriff's Main Office, The

Levee Building/City Hall Annex, 25 West 4th

St., Suite 150, St. Paul, MN 55102

to pay the debt secured by said mortgage and

thereon, if any, on said premises and the costs and

disbursements, including attorney fees allowed

by law, subject to redemption within 8 months

from the date of said sale by the mortgagor(s) the

personal representatives or assigns,

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

redeemed under section 560.50 or the property

is not redeemed under section 560.23, is 11:59

p.m. on July 19, 2010.

THE TIME ALLOWED BY LAW FOR RE-

DEMPTION BY THE MORTGAGOR, THE MORT-

GAGOR'S PERSONAL REPRESENTATIVES OR

ASSIGNS, MAY BE EXTENDED TO SIX MONTHS

IF A JUDICIAL ORDER IS ENTERED UNDER

MINNESOTA STATUTES SECTION 560.033 DE-

TERMINING, AMONG OTHER THINGS, THAT

THE MORTGAGED PREMISES ARE IMPROVED

WITH A RESIDENTIAL DWELLING OF LESS

THAN 5 UNITS AND NOT PROPERTY USED FOR

AGRICULTURAL PRODUCTION, AND ARE

ABANDONED.

Dated: December 3, 2009

DEUTSCHE BANK NATIONAL TRUST

COMPANY, AS TRUSTEE IN TRUST FOR THE

BENEFIT OF THE CERTIFICATEHOLDERS FOR

AMERIQUEST MORTGAGE SECURITIES INC.

ASSET BACKED PASS-THROUGH

CERTIFICATES, SERIES 2004-R12

Assignment of Mortgage

SHAPIRO, NORDMEYER & ZIECKE, LLP

BY LAWRENCE P. ZIECKE - 152455

DIANE F. WACH - 275788

KRISTINE M. SPIEGELBERG - 300945

MELISSA L. BALDRIDGE PORTER - 439777

Attorneys for Mortgagee

12550 West Frontage Road, Suite 200

Minneapolis, MN 55427

(933) 831-4060

09-025659

PURSUANT TO THE FAIR DEBT COLLEC-

TION PRACTICES ACT, YOU ARE ADVISED

THAT THIS OFFICE IS DESIGNED TO BE A

DEBT COLLECTOR. ANY INFORMATION OB-

TAINED WILL BE USED FOR THAT PURPOSE.

THIS NOTICE IS REQUIRED BY THE PROVI-

SIONS OF THE FAIR DEBT COLLECTION

PRACTICES ACT AND DOES NOT IMPLY THAT

WE ARE ATTEMPTING TO COLLECT MONEY

FROM ANYONE WHO HAS DECLARED THE

DEBT UNDER THE BANKRUPTCY LAWS OF

THE UNITED STATES.

(December 7-14-21-28-January 4-11)

ST. PAUL LEGAL LEDGER

2009000

AFFIDAVIT OF PUBLICATION

State of Minnesota, County of Ramsey

Mary Schaefer, being duly sworn on oath says she/he is and during all
the times herein stated has been the publisher or the publisher's
designated agent in charge of the newspaper known as the St. Paul Legal
Ledger and has full knowledge of the facts which are stated below:

(A) The newspaper has complied with all of the requirements constituting
qualifications as a legal newspaper, as provided by Minnesota Statute
331A.02, 331A.07, and other applicable laws, as amended.

(B) The printed Mortgage Foreclosure Sale, 222559, which is attached
was cut from the columns of said newspaper and was printed and
published on December 7, 2009, and was thereafter printed and
published:

Monday, 12/14/2009

Monday, 12/21/2009

Monday, 12/28/2009

Monday, 01/04/2010

Monday, 01/11/2010

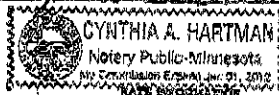
and printed below is a copy of the lower case alphabet from A to Z, both
inclusive, which is hereby acknowledged as being the size and kind of type
used in the composition and publication of said notice:

abcdefghijklmnopqrstuvwxyz

Mary Schaefer

Subscribed and sworn to before me this 11th day of January, 2010

Cynthia A. Hartman



1. Lowest classified rate paid by newspaper for for- wardable notice is	3.14000
2. Maximum rate allowed by law for the above publication is	1.52500
3. Rate actually charged for the publication is	1.44000

AFFIDAVIT OF SERVICE ON OCCUPANT(S)

STATE OF MINNESOTA

53

COUNTY OF RAMSEY

D. FRISBERG, being duly sworn on oath says that on this day: December 11, 2009, he went upon the land and premises described in the printed notice of foreclosure sale hereto attached for the purpose of serving said notice upon all persons in possession thereof, that on said date, and for some time prior thereto

Clinton P. Wirtz

1220 Virginia Street, Saint Paul, Minnesota 55117

And none other were in possession of said land; and that on said day he served said notice of foreclosure sale, Foreclosure Advice Notice pursuant to Minnesota Statute 580.041 and the following designation notices, as required by law:

HOMESTEAD DESIGNATION NOTICE

This notice is attached to and served with the notice of Mortgage Foreclosure Sale related to the above-described Mortgage.

* IF PART OF THE PROPERTY TO BE SOLD CONTAINS YOUR HOUSE YOU MAY DESIGNATE AN AREA OF A HOMESTEAD TO BE SOLD AND REDEEMED SEPARATELY.

YOU MAY DESIGNATE THE HOUSE YOU OCCUPY AND ANY AMOUNT OF THE PROPERTY AS A HOMESTEAD. THE DESIGNATED HOMESTEAD PROPERTY MUST CONFORM TO THE LOCAL ZONING ORDINANCES AND BE COMPACT SO THAT IT DOES NOT UNREASONABLY REDUCE THE VALUE OF THE REMAINING PROPERTY.

YOU MUST PROVIDE THE PERSON FORECLOSING ON THE PROPERTY, THE SHERIFF, AND COUNTY RECORDER WITH A COPY OF THE LEGAL DESCRIPTION OF THE HOMESTEAD YOU HAVE DESIGNATED BY TEN BUSINESS DAYS BEFORE THE DATE THE PROPERTY IS TO BE SOLD.

DESIGNATION NOTICE

This notice is attached to and served with the Notice of Mortgage Foreclosure Sale related to the above described Mortgage.

"IF THE PROPERTY TO BE SOLD CONTAINS SEPARATE TRACTS, YOU MAY REQUEST THAT THE TRACTS BE SOLD AND REDEEMED SEPARATELY. EACH OF THE SEPARATE TRACTS MUST CONFORM TO LOCAL ZONING ORDINANCES, MUST HAVE AN ENTRANCE BY DIRECT ACCESS TO A PUBLIC ROAD OR BY PERMANENT EASEMENT, AND MUST NOT UNREASONABLY AFFECT THE VALUE OF THE REMAINING PROPERTY. YOU MUST PROVIDE THE PERSON FORECLOSING THE PROPERTY, THE SHERIFF, AND THE COUNTY RECORDER WITH A COPY OF THE LEGAL DESCRIPTIONS OF EACH OF THE TRACTS YOU HAVE DESIGNATED TO BE SOLD SEPARATELY BY TEN BUSINESS DAYS BEFORE THE DATE THE PROPERTY IS TO BE SOLD.

On occupant(s), person(s): Clinton P. Wirtz

By handling and leaving with: Clinton P. Wirtz

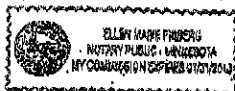
True and correct copies at the individual's usual place of abode, which person(s) of suitable age and discretion, then residing therein.

TRIBERG

Subscribed and sworn to before me on this date

Ell. memo. Filed 12-13-09
Notary Public, Minnesota

ATTORNEYS SUPPORT NETWORK, INC
612-859-6612



09-059859

Help For Homeowners in Foreclosure

The attorney preparing this foreclosure is:
Shapiro, Nordiner & Zielke, LLP
12550 West Frontage Road
Suite 200
Burnsville, MN 55337
(952)831-4060

It is being prepared for: American Home Mortgage Servicing, Inc.
877-304-3100

AS OF June 29, 2009, this lender says that you owe an *estimate* of \$2,654.01 to bring your mortgage up to date. THIS AMOUNT IS NOT A REINSTATEMENT OR PAYOFF FIGURE AND DOES NOT INCLUDE FEES & COSTS. You must pay the reinstatement amount to keep your house from going through a sheriff's sale. * The sheriff's sale is scheduled for May 26, 2010 at 10:00 am at The Lowry Building/City Hall Annex, 25 West 4th St., Suite 150, St. Paul, MN 55102.

*Please Note: YOU MUST CALL THE HOME RETENTION UNIT AT THE ATTORNEY'S OFFICE AS INDICATED ABOVE FOR A REINSTATEMENT OR PAYOFF FIGURE. THE MORTGAGE COMPANY RESERVES THE RIGHT TO ADJUST THE REINSTATEMENT OR PAYOFF AMOUNT TO REFLECT ADDITIONAL DISBURSEMENTS AND COSTS. REINSTATEMENT IS ONLY AVAILABLE PRIOR TO THE SHERIFF'S SALE. AFTER THE SHERIFF'S SALE YOU HAVE THE RIGHT TO REDEEM OR PAYOFF YOUR MORTGAGE AS DESCRIBED BELOW.

Mortgage foreclosure is a complex process. People may contact you with advice and offers to help "save" your home. Remember: It is important that you learn as much as you can about foreclosure and your situation. Find out about all your options before you make any agreements with anyone about the foreclosure of your home.

Getting Help

As soon as possible, you should contact your lender at the above number to talk about things you might be able to do to prevent foreclosure. You should also consider contacting the foreclosure prevention counselor in your area. A foreclosure prevention counselor can answer your questions, offer free advice, and help you create a plan which makes sense for your situation.

Contact the Minnesota Home Ownership Center at 651-659-9336 or 866-462-6466 or www.hocmn.org to get the phone number and location of the nearest counseling organization. Call today. The longer you wait, the fewer options you may have for a desirable result.

Information About the Foreclosure Process

You do not need to move at the time of the sheriff's sale. After the sheriff's sale you have the right to "redeem." Redeem means that you pay off the entire loan amount plus fees to keep your house. You can keep living in your home for a period of time. This is called a "redemption period." The redemption period is 6 months after the sheriff's sale. This redemption period is your chance to try and sell your home or refinance it with a different loan. You can also pay the redemption amount with any other funds you have available. At the end of the redemption period you will have to leave your home. If you do not, the person or company that bid on your home at the sheriff's sale has the right to file an eviction against you in district court.