(1)
3782764

SHERIFF'S CERTIFICATE OF SALE AND FORECLOSURE RECORD

MORTGAGE DOCUMENT #1973175 (T)

DRAFTED BY:
Wilford, Geske & Cook P.A.
7616 Currell Blvd Ste 200
Woodbury, MN 55125-2296
FILE NUMBER: 039213F01

SEND TAX STATEMENTS TO:
Ocwen Loan Servicing, LLC
12650 Ingenuity Dr
Orlando, FL 32826-2703
Parcel Number: 142823220054

Return to mem Legal

Affidavit of Publication

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 26, 2006

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: $176,000.00

MORTGAGOR(S): Arthur J Fenton, a single person

MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as nominee for Aegis Wholesale Corporation, its successors and/or assigns

DATE AND PLACE OF REGISTERING:

Registered: August 04, 2006 Ramsey County Registrar of Titles

Document Number: 1973175

LOAN MODIFICATION:

Dated: May 24, 2010

Registered: June 24, 2010

Document Number: 2113103

ASSIGNMENTS OF MORTGAGE:

And assigned to: Deutsche Bank National Trust Company, as Trustee for GSAA Home Equity Trust 2006-17, Asset-Backed Certificates, Series 2006-17

Dated: January 26, 2018

Registered: February 01, 2018 Ramsey County Registrar of Titles

Document Number: T02607579

Transaction Agent: Mortgage Electronic Registration Systems, Inc.

Transaction Agent Mortgage Identification Number: 100053030009868804

Lender or Broker: Aegis Wholesale Corporation

Residential Mortgage Servicer: Ocwen Loan Servicing, LLC

Mortgage Originator: Not Applicable

CERTIFICATE OF TITLE NUMBER: 378264

COUNTY IN WHICH PROPERTY IS LOCATED: Ramsey

Property Address: 1368 Alaska Ave, Tax Parcel ID Number: 142823220054

LEGAL DESCRIPTION OF PROPERTY: Lot 7, Block 5, Birmingham's Fourth Addition, Ramsey County, Minnesota

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: $174,575.90

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: April 10, 2018 at 10:00 AM

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

to pay the debt secured by said mortgage and taxes, if any, on said premises and the costs and disbursements, including attorney 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.

If the Mortgage is not reinstated under Minn. Stat. §580.30 or the property is not redeemed under Minn. Stat. §580.23, the Mortgagor must vacate the property on or before 11:59 p.m. on October 10, 2018, or the next business day if October 10, 2018 falls on a Saturday, Sunday or legal holiday.

Mortgagor(s) released from financial obligation: NONE

THIS COMMUNICATION IS FROM A DEBT COLLECTOR ATTEMPTING TO COLLECT A

STATE OF MINNESOTA)
(SS.
COUNTY OF RAMSEY)

Description:
1368 Alaska Ave Saint Paul, MN 55116-2373

Kelsey Broadwell, being duly sworn on oath say she/he is and during all times herein stated has been the publisher or the publishers designated agent in charge of the newspaper known as

St Paul Legal Ledger (MN)

and has full knowledge of the facts herein stated as follows:

(A) The newspaper has complied with all of the requirements to constitute a qualified newspaper under Minnesota law, including those requirements found in Minnesota Statute Section 331A.02..

(B) She/He further states on that the printed

Trustee Sales
11507886

hereto printed as it was printed and published there in the English language; that it was first so published on

February 26, 2018 for 6 time(s):
the subsequent dates of publications being as follows:

Mon, February 26, 2018	Mon, March 5, 2018	Mon, March 12, 2018
Mon, March 19, 2018	Mon, March 26, 2018	Mon, April 2, 2018

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

X abcdefghijklmnopqrstuvwxyz
abcdefghijklmnopqrstuvwxyz

Mortgage Foreclosure Notices (effective 7/1/2015). Pursuant to Minnesota Statutes §580.033 relating to the publication of mortgage foreclosure notices: The newspaper's known office of issue is located in Ramsey County. The newspaper complies with the conditions described in §580.033, subd. 1, clause (1) or (2). If the newspaper's known office of issue is located in the county adjoining the county where the mortgaged premises or some part of the mortgaged premises described in the notice are located, a substantial portion of the newspaper's circulation is in the latter county.

Subscribed and
Sworn to before me this 2nd day of April, 2018

(Notarial Seal) Notary Public, Ramsey County, Minnesota

ALYSSA ERIN FRIEDRICH
NOTARY PUBLIC - MINNESOTA
My Commission Expires
January 31, 2022

RATE INFORMATION:

1. Lowest classified rate paid by commercial users for comparable space:	$	16.0000
2. Maximum rate allowed by law for the above matter:	$	0.19694
3. Rate actually charged for the above matter:	$	0.1790

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: February 21, 2018

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR GSAA HOME EQUITY TRUST 2006-17, ASSET-BACKED CERTIFICATES, SERIES 2006-17

Assignee of Mortgagee

WILFORD, GESKE & COOK P.A.
Attorneys for Assignee of Mortgagee
7616 Currell Blvd Ste 200
Woodbury, MN 55125-2296
(651) 209-3300
File Number: 039213F01

(February 26-March 5-12-19-26-April 2)

====== **ST. PAUL LEGAL LEDGER** ======

11507886

STATE OF MINNESOTA

AFFIDAVIT OF VACANCY

COUNTY OF HENNEPIN

METRO LEGAL SERVICES

Karl M. Neher, being duly sworn, on oath says that on March 2, 2018 he went upon the land and premises commonly known as 1368 Alaska Ave, Saint Paul, County of Ramsey, State of Minnesota, and described in the Notice of Mortgage Foreclosure Sale, Homestead Designation Notice, Help for Homeowners in Foreclosure Notice, Notice of Redemption Rights and Foreclosure Advice to Tenants Notice for the purpose of serving the Notice of Mortgage Foreclosure Sale, Homestead Designation Notice, Help for Homeowners in Foreclosure Notice, Notice of Redemption Rights and Foreclosure Advice to Tenants Notice; that on said day and for sometime prior thereto, said premises were and have been vacant and unoccupied.

3 / 2 / 2018

Karl M. Neher, Process Server

Subscribed and sworn to before me on

3 / 2 / 2018

CASEY LYNNE DICKINSON
NOTARY PUBLIC - MINNESOTA
My Commission Expires
January 31, 2020

2235312 - 1

RE: 039213F01

SHERIFF'S CERTIFICATE OF SALE AND FORECLOSURE RECORD

SHERIFF'S CERTIFICATE OF SALE

STATE OF MINNESOTA

COUNTY OF RAMSEY

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

DATE OF MORTGAGE: July 26, 2006

MORTGAGOR(S): Arthur J Fenton, a single person

MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as nominee for Aegis Wholesale Corporation, its successors and/or assigns

DATE AND PLACE OF REGISTERING:
Registered: August 04, 2006 Ramsey County Registrar of Titles
Document Number: 1973175

LOAN MODIFICATION:
Dated: May 24, 2010
Registered: June 24, 2010
Document Number: 2113103

ASSIGNMENTS OF MORTGAGE:
And assigned to: Deutsche Bank National Trust Company, as Trustee for GSAA Home Equity Trust 2006-17, Asset-Backed Certificates, Series 2006-17
Dated: January 26, 2018
Registered: February 01, 2018 Ramsey County Registrar of Titles
Document Number: T02607579

Transaction Agent: Mortgage Electronic Registration Systems, Inc.
Transaction Agent Mortgage Identification Number: 100053030009868804
Lender or Broker: Aegis Wholesale Corporation
Residential Mortgage Servicer: Ocwen Loan Servicing, LLC
Mortgage Originator: Not Applicable

CERTIFICATE OF TITLE NUMBER: 378264

COUNTY IN WHICH PROPERTY IS LOCATED: Ramsey
Property Address: 1368 Alaska Ave, Saint Paul, MN 55116-2373
Tax Parcel ID Number: 142823220054

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

DATE AND TIME OF SALE: 4/10/2018 10:00 AM

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

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

Lot 7, Block 5, Birmingham's Fourth Addition, Ramsey County, Minnesota

and did strike off and sell the same to: Deutsche Bank National Trust Company, as Trustee for GSAA Home Equity Trust 2006-17, Asset-Backed Certificates, Series 2006-17

for the sum of: $181,941.02

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), their personal representatives or assigns is six (6) months from the date of said sale.

Interest rate on the date of sale: 5%

IN TESTIMONY WHEREOF, I have hereunto set my hand on 4/10/2018.

STATE OF MINNESOTA

COUNTY OF Ramsey

Jack Serier

By _____, Deputy

On 4/10/2018, before me personally appeared MICHAEL E FRANK 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 the same as his/her free act and deed as such DEPUTY Sheriff.

_____

MELISSA ANN FROKJER
Notary Public-Minnesota
My Commission Expires Jan 31, 2022

AFFIDAVIT OF MILITARY STATUS

STATE OF MINNESOTA

COUNTY OF WASHINGTON

The below signed being first duly sworn on oath says that he/she knows the facts relating to the military status of Estate Of Arthur Fenton owner(s) of the mortgaged premises described in the foregoing Sheriff's Certificate of mortgage foreclosure sale thereof, that said person(s) was not in the military or naval service of the United States at the time of this affidavit, or during the twelve (12) months preceding such sale, as appears from facts known at the time of this affidavit.

Dated: 4.9.18

Eric D. Cook, Michael R. Sauer,
Orin J. Kipp, Greta L. Bjerkness
ATTORNEYS FOR WILFORD, GESKE & COOK, P.A.

Signed or attested before me on 4/9/18, by Orin J. Kipp.

Cecelia Knox
Notary Public

Legal Assistant
Title (and rank)

My commission expires: 1/31/2022

CECELIA ANN KNOX
Notary Public-Minnesota
My Commission Expires Jan 31, 2022

AFFIDAVIT OF COSTS AND DISBURSEMENTS

STATE OF MINNESOTA

COUNTY OF WASHINGTON

The below signed being first duly sworn on oath says that he/she is the attorney 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:

$1,430.00	Attorney's Fee for foreclosing said mortgage
$620.00	Publication of Notice of Mortgage Foreclosure
$96.00	Recording Costs
$60.00	Sale Fee
$75.00	Service Costs
$0.00	Title Search
$2,281.00	Total

Dated: 4.9.18

Eric D. Cook, Michael R. Sauer,
Orin J. Kipp, Greta L. Bjerkness
ATTORNEYS FOR WILFORD, GESKE & COOK, P.A.

Signed or attested before me on 4/9/18, by Orin J. Kipp.

Cecelia Knox
Notary Public

Legal Assistant
Title (and rank)

My commission expires: 1/31/2022

CECELIA ANN KNOX
Notary Public-Minnesota
My Commission Expires Jan 31, 2022

AFFIDAVIT OF COMPLIANCE

STATE OF MINNESOTA

COUNTY OF WASHINGTON

The below signed being first duly sworn on oath, states that:

1. The Foreclosure Prevention Counseling Notice has been delivered in compliance with Minnesota Statutes Section 580.021.

2. The Notice of Sale has been delivered in compliance with Minnesota Statutes Section 580.04.

3. The Foreclosure Advice Notice to Owners ("Help for Homeowners in Foreclosure") and the Notice of Redemption Rights have been delivered in compliance with Minnesota Statutes Section 580.041.

4. If the property is a one-to-four family dwelling and is occupied by one or more tenants as a residence, the Foreclosure: Advice to Tenants has been delivered in compliance Minnesota Statutes Section 580.042.

5. The Farmer Lender Mediation Notice has been delivered in compliance with Minnesota Statutes Section 582.039, if applicable.

6. The Homestead Designation Notice has been delivered in compliance with Minnesota Statutes Section 582.041, if applicable.

7. The Agricultural Designation Notice has been delivered in compliance with Minnesota Statutes Section 582.042, if applicable.

Dated: 4-9-18

Eric D. Cook, Michael R. Sauer,
Orin J. Kipp, Greta L. Bjerkness
ATTORNEYS FOR WILFORD, GESKE & COOK, P.A.

Signed or attested before me on 4/9/18, by Orin S. Kipp.

Cecelia Knox
Notary Public

Legal Assistant
Title (and rank)
My commission expires: 1/31/2022

CECELIA ANN KNOX
Notary Public-Minnesota
My Commission Expires Jan 31, 2022

File Number: 039213F01

Doc No **T02611793**

Certified, filed and/or recorded on
Apr 10, 2018 12:35 PM

Office of the Registrar of Titles
Ramsey County, Minnesota
Susan R Roth, Registrar of Titles
Christopher A. Samuel, County Auditor and Treasurer

Deputy 708 Pkg ID 1240923C

Document Recording Fee Torrens	$46.00
Document Total	$46.00

Existing Certs

378264

This cover sheet is now a permanent part of the recorded document.