

Mortgage foreclosure sale set for Jan. 7

NOTICE OF MORTGAGE FORECLOSURE SALE

PUBLIC NOTICE: 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 15, 2006

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$37,899.00

MORTGAGOR(S): Bernie Christensen and Javon Christensen, Husband and Wife

MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as nominee for First Franklin a division of National City Bank

TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc. MIN#: 100425240010209283

SERVICER: Specialized Loan Servicing

LENDER: First Franklin a division of National City Bank.

DATE AND PLACE OF FILING: Rock County Minnesota, Recorder, on September 20, 2006, as Document No. 164852.

ASSIGNED TO: Deutsche Bank National Trust Company, as Trustee for First Franklin Mortgage Loan Trust 2006-FF16, Asset-Backed Certificates, Series 2006-FF16 Dated: August 12, 2015, and recorded August 20, 2015 by Document No. 186841.

LEGAL DESCRIPTION OF PROPERTY:

A tract of land located in Block 6 in Greenvale Addition to the City of Luverne, Rock County, Minnesota, described by metes and bounds as follows:

Beginning at a point on the West line of Block 6 in Greenvale Addition to the City of Luverne, 125 feet South and 272 1/2 feet West of the Northeast Corner of said Block; thence East 136 feet 3 inches; thence South 25 feet; thence West 8 feet 3 inches; thence South 65 feet; thence West 128 feet; thence North on the West line of said Block 6, 90 feet to the point of beginning and Lot 8 in 1st Sub-division of Block 6 in Greenvale Addition to the City of Luverne, Rock County, Minnesota

PROPERTY ADDRESS: 309 S Donaldson St, Luverne, MN 56156

PROPERTY I.D: 20-0662-000

COUNTY IN WHICH PROPERTY IS LOCATED: Rock

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: Forty-Six Thousand Two Hundred Forty-Seven and 77/100 (\$46,247.77)

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 property will be sold by the Sheriff of said county as follows:

DATE AND TIME OF SALE: 10:00 AM on January 7, 2016

PLACE OF SALE: Law Enforcement Center, Lobby, 1000 North Blue Mound Avenue, Luverne, MN

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(s), their personal representatives or assigns is 6.00 months from the date of sale.

If Mortgage is not reinstated under Minn. Stat. Section 580.30 or the property is not redeemed under Minn. Stat. Section 580.23, the Mortgagor must vacate the property on or before 11:59 p.m. on July 7, 2016, or the next business day if July 7, 2016 falls on a Saturday, Sunday or legal holiday.

"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: November 19, 2015

Deutsche Bank National Trust Company,

as Trustee for First Franklin Mortgage Loan Trust 2006-FF16,

Asset-Backed Certificates, Series 2006-FF16 Randall S. Miller and Associates, PLLC

Attorneys for Assignee of Mortgage/Mortgagee

Canadian Pacific Plaza,

120 South Sixth Street, Suite 2050

Minneapolis, MN 55402

Phone: 952-232-0052

Our File No. 15MN00066-1

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR. A-4550998

(11-19, 11-26, 12-3, 12-10, 12-17, 12-24)