

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 06, 2005

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$225,000.00

MORTGAGOR(S):

Geoffrey D Seiger and Colleen P Seiger, Husband and Wife

MORTGAGEE:

Town and County Credit Corp.

DATE AND PLACE OF REGISTERING:

Registered: July 21, 2005 Dakota County Registrar of Titles

Document Number: 570043

ASSIGNMENTS OF MORTGAGE:

And assigned to: Deutsche Bank National Trust Company, as Trustee of Amerquest Mortgage Securities Inc., Asset Backed Pass Through Certificates, Quest Trust 2006-X2 under the Pooling and Servicing Agreement dated as of August 1, 2006

Dated: October 13, 2006

Registered: October 19, 2006

Dakota County Registrar of Titles

Document Number: 599520

And assigned to: Deutsche Bank National Trust Company, as Trustee, in trust for the registered holders of Amerquest Mortgage Securities Inc., Quest Trust 2006-X2, Asset Backed Certificates, Series 2006-X2

Dated: November 25, 2008

Registered: February 02, 2009

Dakota County Registrar of Titles

Document Number: T638573

Transaction Agent:

Not Applicable

Transaction Agent Mortgage Identification Number:

Not Applicable

Lender or Broker:

Town and County Credit Corp.

Residential Mortgage Servicer:

Ocwen Loan Servicing, LLC

Mortgage Originator:

Not Applicable

CERTIFICATE OF TITLE NUMBER: 111742

COUNTY IN WHICH PROPERTY IS LOCATED: Dakota

Property Address: 1168 Kruse St, West St. Paul, MN 55118-2507

Tax Parcel ID Number:

42-83810-05-050

LEGAL DESCRIPTION OF PROPERTY: Lot Five (5) in Block Five (5) of Westchester Heights No. 2 Re-arrangement according to the plat thereof on file and of record in the office of the Registrar of Titles in and for said County and State.

Dakota County, Minnesota

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$339,813.11

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:

December 17, 2018 at 10:00 AM

PLACE OF SALE: Dakota County Law Enforcement Center, 1580 Highway 55, Lobby S-100, Hastings, 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 June 17, 2019, or the next business day if June 17, 2019 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 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: October 26, 2018

ASSIGNEE OF MORTGAGEE:

Deutsche Bank National Trust Company, as Trustee for Amerquest Mortgage Securities Inc., Quest Trust 2006-X2, Asset Backed Certificates, Series 2006-X2

Wilford, Geske & Cook P.A.

Attorneys for Assignee of Mortgagee

7616 Currell Blvd; Ste 200

Woodbury, MN 55125-2296

(651) 209-3300

File Number: 029482F03

NOTICE OF

POSTPONEMENT

OF MORTGAGE

FORECLOSURE SALE

The above referenced sale scheduled for December 17, 2018 at 10:00 AM has been postponed to January 18, 2019 at 10:00 AM in the Dakota County Law Enforcement Center, 1580 Highway 55, Lobby S-100, Hastings, Minnesota in said County and State.

DATED: December 03, 2018

ASSIGNEE OF MORTGAGEE:

Deutsche Bank National Trust Company, as Trustee for Amerquest Mortgage Securities Inc., Quest Trust 2006-X2, Asset Backed Certificates, Series 2006-X2

Wilford, Geske & Cook P.A.

Attorneys for Assignee Of Mortgagee

7616 Currell Blvd; Ste 200

Woodbury, MN 55125-2296

(651) 209-3300

File Number: 029482F03

Published in the

Dakota County Tribune

December 21, 2018

890074