Public Notice

(First Date of Pub.: Wed., Mar. 8, 2017)

(Dates of Pub.: Wed., Mar. 8, 15, 22, 29, Apr. 5, 12, 2017)

17-105989

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 THIS ACTION.

NOTICE IS HEREBY GIVEN, that default has occurred in the conditions of the following described mortgage: DATE OF MORTGAGE: May 11,

2006

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$61,500.00

MORTGAGOR(S): Nathan A. Meyer, a single person

MORTGAGEE: Wells Fargo Bank, N.A.

LENDER OR BROKER AND

ORIGINATOR MORTGAGE STATED ONTHE Wells Fargo Bank, MORTGAGE: N.A. SERVICER: Wells Fargo Bank,

N.A. DATE AND PLACE OF FILING:

Filed May 12, 2006, Lyon County Recorder, as Document Number 165545

LEGAL DESCRIPTION PROPERTY: The Easterly Sixty (60) feet of Lots Seventeen (17) and Eighteen

OF

(18), Block two (2), First Railway Addition to the City of Tracy PROPERTY ADDRESS:

Harvey St, Tracy, MN 56175 PROPERTY IDENTIFICATION

NUMBER: 31-102027-0 COUNTY IN WHICH PROPERTY

IS LOCATED: Lyon

THE AMOUNT CLAIMED TO

BE DUE ON THE MORTGAGE ON THE DATE OF THE

NOTICE: \$52,463.78 THAT all pre 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: 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 27, 2017, 10:00am

PLACE OF SALE: Sheriff,s

Main Office, 611 West Main Street,

Marshall, MN 56258 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 mortgagor(s) the personal representatives assigns. TIME AND DATE TO VACATE If the real estate is PROPERTY:

(First Date of Pub.: Wed., Apr. 12, 2017)

(Dates of Pub.: Wed., Apr. 12, 2017)

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 reinstated under section 580.30 or the property is not redeemed under section 580.23, is 11:59 p.m. on October 27, 2017, or the next business day if October 27, 2017 falls on a Saturday, Sunday or legal holiday.

TIME ALLOWED THE BY LAW FOR REDEMP BY THE MORTGAGOR, REDEMPTION 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 THINGS, THAT OTHER THE MORTGAGED PREMISES ARF IMPROVED WITH A RESIDENTIAL DWELLING OF LESS THAN 5 UNITS, ARE NOT PROPERTY USED FOR AGRICULTURAL PRODUCTION, AND ABANDONED.

Dated: March 3, 2017

Wells Fargo Bank, N.A. Mortgagee

SHAPIRO & ZIELKE, LLP RY

Lawrence P. Zielke - 152559 Diane F. Mach - 273788 Melissa L. B. Porter - 0337778 Randolph W. Dawdy - 2160X Gary J. Evers - 0134764 Tracy J. Halliday - 034610X Attorneys for Mortgagee 12550 West Frontage Road, Suite 200 Burnsville, MN 55337 (952) 831-4060

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR

(First Date of Pub.: Wed., Apr. 12, 2017)

(Dates of Pub.: Wed., Apr. 12 & 19, 2017)

NOTICE OF PUBLIC HEARING

To Whom It May Concern: Notice is given that the Planning

and Zoning Commission will meet in the Council Chambers of the Municipal Building at 6:10 p.m. on Monday, May 1, 2017 to consider a Variance Request from Keith Peterson, 600 Main Street, Tracy, MN for 15' variance request to accommodate the placement of a new house structure. Such persons who desire to be heard with reference to the proposed variance may do so at this hearing. Madonna Peterson City Administrator

LYON COUNTY BOARD OF COMMISSIONERS Tuesday, March 21, 2017

A Summary of the Proceedings of the Lyon County Board

9:00 a.m. pursuant to notice the Lyon County Commissioners met with the following members present: Commissioners Anderson, Sanow, Graupmann, Crowley and Ritter. Also present: Administrator Stomberg and Attorney Maes.

MSP to approve the agenda. MSP to approve the consent agenda. MSP to authorize the investment of County monies through Wells Fargo Securities.

bales at the park for feeding deer in the winter, for a two-year agreement. JD 48 YM&L, JD 20 YM&L Motion made by Johnson, seconded by Berends to appoint representatives

MSP to accept the quote from Woodfords for \$45 per bale, leaving five

to the joint Board as nominated. All voted in favor, motion carried. Motion made by Berends, seconded by Anderson to appoint Commissioner Antony as the Joint Board Chair. All voted in favor, motion carried.

Motion made by Berends, seconded by Anderson to close nominations and cast a unanimous ballot to appoint Commissioner Kack as Vice Chair.

All voted in favor, motion carried. Motion made by Berends, seconded by Crowley to set a hearing date of April 11, 2017 at 1:30 p.m. in the Yellow Medicine County Board Room. All

voted in favor, motion carried.

Motion made by Berends, seconded by Anderson to adjourn the JD meeting at 10:24 a.m. All voted in favor, motion carried. **MSP** to approve the low quotes from Barker Construction for cleaning

MSP to approve the low quotes from Barker Construction for cleaning 11,000 ft. of CD 15 for \$.95 per foot.

MSP to approve the low quotes from A&C Construction for cleaning 9,000

ft. of CD 29 for \$1.35 per foot.

MSP to approve the low quotes from Barker Construction for cleaning

31,000 ft. of CD 63 for \$.95 per foot.

MSP to approve the low quote from Cooreman Construction for cleaning

13,000 ft. of JD 12 L&L for \$1.48 per foot.

MSP to approve the low quotes from Barker Construction for cleaning

68,000 ft. of JD 34 L&R for \$.95 per foot. MSP to award the contract 201701 including CSAH 11 alternate to Central

set at \$15.65/ft.

21,000 ft. of CD 3&44 for \$.95 per foot.

Specialties Inc. with the low bid of \$3,895,462.67. MSP to award contract 201702 to Central Specialties Inc. with the low bid

of \$2,111,782.40. MSP to approve the lease with SPCC as presented with the 2017 rate

MSP to approve the renewal of Esri license for a total of \$9.500, coming out of the Recorder's Tech fund.

MSP to approve the Pictometry license payment of \$23,353.75 to come from the Recorder's Tech fund, bill the City of Marshall and MMU for their share and return that portion to the Recorder's Fund.

MSP to adjourn at 11:12 a.m. A copy of these proceedings are available in the County Administrator Office of Lyon County and also available at www.lyonco.org

Public Notice

holiday

(First Date of Pub.: Wed., Apr. 5, 2017) (Dates of Pub.: Wed., Apr. 5 & 12, 2017)

STATE OF MINNESOTA COUNTY OF LYON DISTRICT COURT FIFTH JUDICIAL DISTRICT Court File No. 42-PR-17-150

In Re: Estate of Tom DeVries a/k/a Tom DeVries, Jr., Decedent

NOTICE OF AND ORDER FOR **HEARING ON PETITION FOR DETERMINATION OF DESCENT**

Julie N. Pavin has filed a Petition for Determination of Descent. It is ordered that on May 10, 2017, at 1 p.m. a hearing will be held in Lyon County Courthouse at 607 West Main Street, Marshall, Minnesota, on the petition.

The petition represents that the decedent died more than three (3) years ago leaving property in Minnesota. The petition requests the Court probate the decedent's Will, determine the descent of such property and assign the property to the persons entitled.

Any objections to the petition must be raised at the hearing or filed with the Court prior to the hearing. If the petition is proper and no objections are filed or raised, the petition will be granted.

Notice shall be given by publishing this Notice and Order as provided by law and by: Mailing a copy of this Notice and Order to each interested person by United States mail at least 14 days before the time set for the hearing.

Dated: March 2, 2017

BY THE COURT Michelle Dietrich Judge of District Court

James L. Garvin

Karen Bierman Court Administrator By Deborah Naatz **Deputy Court Administrator**

243 Morgan St. PO Box 1186 Tracy, MN 56175 Attorney License No.: 33698 Telephone: (507) 629-4940 Fax: (507) 629-3851

(First Date of Pub.: Wed., Mar. 22, 2017) (Dates of Pub.: Wed., Mar. 22, 29,

WITHIN THE TIME PROVIDED BY

LAW IS NOT AFFECTED BY THIS

that default has occurred in the

conditions of the following described

MORTGAGE: September 21, 2004

OF MORTGAGE: \$42,890.00

MORTGAGOR(S):

Reese, a single person

MORTGAGEE:

Mutual Bank, FA

MORTGAGE

STATED

Bank, FA

N.A.

156529

ORIGINAL PRINCIPAL AMOUNT

LENDER OR BROKER AND

MORTGAGE: Washington Mutual

SERVICER: Wells Fargo Bank,

DATE AND PLACE OF FILING:

Filed October 20, 2004, Lyon County

Recorder, as Document Number

MORTGAGE: Assigned to: Wells

LEGAL DESCRIPTION OF

PROPERTY: Lot Sixteen (16),

Block Fifteen (15), Second Railway

(First Date of Pub.: Wed., Mar. 22,

2017)

(Dates of Pub.: Wed., Mar. 22, 29,

Apr. 5, 12, 19, 26, 2017)

17-105858

NOTICE OF MORTGAGE

FORECLOSURE SALE

OF THE DEBT AND IDENTITY

OF THE ORIGINAL CREDITOR

WITHIN THE TIME PROVIDED BY

LAW IS NOT AFFECTED BY THIS

that default has occurred in the

conditions of the following described

DATE OF MORTGAGE: August

ORIGINAL PRINCIPAL AMOUNT

NOTICE IS HEREBY GIVEN,

THE RIGHT TO VERIFICATION

ASSIGNMENTS

Addition to the City of Tracy

Fargo Bank, N.A.

ON

NOTICE IS HEREBY GIVEN,

ACTION.

mortgage:

DATE

PROPERTY IDENTIFICATION Apr. 5, 12, 19, 26, 2017) NUMBER: 31-104079-0 COUNTY IN WHICH PROPERTY

17-106102 IS LOCATED: Lyon THE AMOUNT CLAIMED TO **NOTICE OF MORTGAGE** FORECLOSURE SALE

Sally A.

THE

ΟF

Washington

ORIGINATOR

BE DUE ON THE MORTGAGE ON THE DATE OF THE THE RIGHT TO VERIFICATION NOTICE: \$32,920.67 OF THE DEBT AND IDENTITY THAT all pre-foreclosure OF THE ORIGINAL CREDITOR

Park St, Tracy, MN 56175

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;

PROPERTY ADDRESS: 496

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: May 11, 2017, 10:00am

PLACE OF SALE: Sheriff's Main Office, 611 West Main Street, Marshall, MN 56258

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 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 reinstated under section 580.30 or the property is not redeemed under section 580.23, is 11:59 p.m. on

OF MORTGAGE: \$94,811.00

Single

Bank, N.A.

STATED

Bank, N.A.

Bank, N.A.

PROPERTY:

2992

COUNTY

NOTICE: \$91,476.37

or any part thereof;

county as follows:

DATE AND

MORTGAGE

MORTGAGOR(S): Colleen Knoll,

MORTGAGEE: JPMorgan Chase

LENDER OR BROKER AND

MORTGAGE: JPMorgan Chase

SERVICER: JPMorgan Chase

DATE AND PLACE OF FILING:

LEGAL DESCRIPTION OF

Lot Sixteen (16), Block Four (4),

PROPERTY ADDRESS: 710

Southbend Ave, Marshall, MN

NUMBER: 27-206069-0 COT#

PROPERTY IS LOCATED: Lyon

BE DUE ON THE MORTGAGE

ON THE DATE OF THE

complied with; that no action or

proceeding has been instituted.

at law or otherwise to recover the

debt secured by said mortgage,

sale contained in said mortgage,

the above described property

will be sold by the Sheriff of said

SALE: May 11, 2017, 10:00am

PLACE OF SALE: Sheriff's

Main Office, 611 West Main

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 mortgagor(s) the personal

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 reinstated

under section 580.30 or the

property is not redeemed under

section 580.23, is 11:59 p.m. on

November 11, 2017, or the next

business day if November 11,

2017 falls on a Saturday, Sunday

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

OTHER THINGS, THAT THE

AMONG

DETERMINING,

THE TIME ALLOWED BY

or legal holiday.

TIME AND DATE TO VACATE

representatives or assigns.

Street, Marshall, MN 56258

TIME OF

PURSUANT, to the power of

THAT all pre-foreclosure requirements have been

THE AMOUNT CLAIMED TO

PROPERTY IDENTIFICATION

IN WHICH

Eatros Place to the City of Marshall

REGISTERED PROPERTY

Filed September 8, 2010, Lyon County Registrar of Titles, as

Document Number 13063

ON

ORIGINATOR

THE

November 11, 2017, or the next business day if November 11, 2017 falls on a Saturday, Sunday or legal

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 5 UNITS, ARE NOT PROPERTY USED FOR AGRICULTURAL PRODUCTION, AND ABANDONED.

Dated: March 15, 2017

Wells Fargo Bank, N.A. Assignee of Mortgagee

SHAPIRO & ZIELKE, LLP

BY Lawrence P. Zielke - 152559 Diane F. Mach - 273788 Melissa L. B. Porter - 0337778 Randolph W. Dawdy - 2160X Gary J. Evers - 0134764 Tracy J. Halliday - 034610X Attorneys for Mortgagee 12550 West Frontage Road, Suite 200 Burnsville, MN 55337 (952) 831-4060

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR

MORTGAGED PREMISES ARE IMPROVED WITH A RESIDENTIAL DWELLING OF LESS THAN 5 UNITS, ARE NOT PROPERTY USED FOR AGRICULTURAL PRODUCTION, AND ABANDONED.

Dated: March 14, 2017

JPMorgan Chase Bank, National Association

Mortgagee SHAPIRO & ZIELKE, LLP

Lawrence P. Zielke - 152559 Diane F. Mach - 273788 Melissa L. B. Porter - 0337778 Randolph W. Dawdy - 2160X Gary J. Evers - 0134764 Tracy J. Halliday - 034610X Attorneys for Mortgagee 12550 West Frontage Road, Suite 200

(952) 831-4060 THIS IS A COMMUNICATION

Burnsville, MN 55337

FROM A DEBT COLLECTOR

(First Date of Pub.: Wed. Apr. 12, 2017) (Dates of Pub.: Wed., Apr. 12, 2017)

CITY OF TRACY, MINNESOTA

NOTICE OF PUBLIC HEARING REGARDING A PROPOSED PROPERTY TAX ABATEMENT

NOTICE IS HEREBY GIVEN that the City Council of the City of Tracy. Minnesota (the "City") will meet on Tuesday, April 25, at or after 6:30 PM, in the Council Chambers at City Hall, 336 Morgan Street in the City, to hold a public hearing concerning a proposal that the City abate all or a portion of property taxes levied by the City on the properties located in the City and identified by the following parcel identification

> 31-100085-0 31-100095-0 31-100092-0

numbers (the "Property"):

31-100088-0 31-100079-0

31-100008-0 31-100081-0 31-100082-0

31-100083-0 31-100118-0

31-100119-0 31-100120-0

The total amount of the taxes proposed to be abated by the City on the Property is estimated to be approximately \$290,000. At the public hearing, the City Council will consider pledging the revenues from the proposed tax abatement to pay principal of and interest on bonds issued by the City to repay a demolition loan from the Minnesota Department of Employment and Economic Development. Proceeds of the demolition loan will be used to finance certain public improvements that benefit the property, including the demolition of the masonic

All interested persons may appear and be heard at the public hearing either orally or in writing, or may file written comments with the City Administrator before the hearing.

Dated: April 12, 2017

building in the City.

BY ORDER OF THE CITY COUNCIL OF THE CITY OF TRACY, MINNESOTA /s/ Madonna Peterson City Administrator City of Tracy, Minnesota

(First Date of Pub.: Wed., Apr. 5, 2017)

(Dates of Pub.: Wed., Apr. 5, 12, 19, 26, May 3, 10, 2017)

17-106218

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:

DĂTE OF MORTGAGE: May 23, 2012

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$28,000.00 MORTGAGOR(S): Daniel

Knudson, a single person MORTGAGEE: Wells Fargo

Bank, N.A. LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ΟN THE MORTGAGE: Wells Fargo Bank,

SERVICER: Wells Fargo Bank, N.A.

DATE AND PLACE OF FILING: Filed May 25, 2012, Lyon County Recorder, as Document Number LEGAL DESCRIPTION OF

PROPERTY: Lot One (1), Two (2) and Three (3) in Block One (1) of the Original Plat, City of Tracy PROPERTY ADDRESS:

South St, Tracy, MN 56175 PROPERTY IDENTIFICATION NUMBER: 31-100001-0 and 31-

COUNTY IN WHICH PROPERTY

IS LOCATED: Lvon THE AMOUNT CLAIMED TO

BE DUE ON THE MORTGAGE ON THE DATE OF NOTICE: \$21,742.94 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: 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:

25, 2017, 10:00am

PLACE OF SALE: Sheriff's Main Office, 611 West Main Street, Marshall, MN 56258

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 mortgagor(s) the personal representatives or

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 reinstated under section 580.30 or the property is not redeemed under section 580.23, is 11:59 p.m. on November 25, 2017, or the next business day if November 25, 2017 falls on a Saturday, Sunday or legal holiday.

TIME ALLOWED BY LAW FOR REDEMPTION BY THE MORTGAGOR, THE MORTGAGOR'S PERSONAL REPRESENTATIVES 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 5 UNITS, ARE NOT PROPERTY USED FOR AGRICULTURAL PRODUCTION, AND ABANDONED.

Dated: March 28, 2017

Wells Fargo Bank, N.A. Mortgagee

SHAPIRO & ZIELKE, LLP

Lawrence P. Zielke - 152559 Diane F. Mach - 273788 Melissa L. B. Porter - 0337778 Randolph W. Dawdy - 2160X Gary J. Evers - 0134764 Tracy J. Halliday - 034610X Attorneys for Mortgagee 12550 West Frontage Road, Suite 200

Burnsville, MN 55337 (952) 831-4060

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR

Professional – Directory –

23, 2010



Office: 507-859-4408

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FINANCIAL SERVICES Business | Farm & Ranch Farm Bureau Property & Casualty Insurance Company," Western Agricultural Insurance Company," Farm Bureau Life Insurance Company "/West Des Moines, IA. "Company providers of Farm Bureau Financial Sendices MO75 (p.18)





1155 Morgan Street Tracy, MN 56175 Call 629-4680 Nathan & Valerie Stephens, owners

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GREG SHAW, CPA; EDWARD CARTER, ENROLLED AGENT

158 Third Street•Tracy, MN 56175•507-629-3909

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Michael R. Thomas D.D.S. & Associates New Location

Patient Friendly Hours ~ Evenings & Friday Appointments 1511 Carlson Street, Marshall, MN 507-532-3353 toll free 877-801-1988 www.smiledesignersmn.com

M-Th 8 a.m.-7 p.m. Fri 8 a.m. - 2 p.m.



DATE AND TIME OF SALE: May

(First Date of Pub.: Wed., Mar. 29,

2017) (Dates of Pub.: Wed., Mar. 29, Apr. 5, 12, 19, 26, May 3, 2017)

NOTICE OF MORTGAGE FORECLOSURE SALE

NOTICE IS HEREBY GIVEN that default has occurred in the conditions of the following described mortgage:

MORTGAGE: OF DATE December 03, 2014 ORIGINAL PRINCIPAL AMOUNT

OF MORTGAGE: \$174,421.00 MORTGAGOR(S): Carlos M Noriega and Michelle L Noriega, Husband and Wife

MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as nominee for PrimeLending. A PlainsCapital Company, its successors and/or assigns DATE AND PLACE OF

RECORDING: Recorded: December 04, 2014 Lyon County Recorder

Document Number: 204781 ASSIGNMENTS MORTGAGE:

And assigned to: RoundPoint Mortgage Servicing Corporation Dated: April 19, 2016

Recorded: April 26, 2016 Lyon County Recorder Document Number: ER04362 Transaction Agent: Mortgage

Electronic Registration Systems, Transaction Agent Mortgage Identification Number:

100053601314378752 Lender or Broker: PrimeLending,

A PlainsCapital Company Residential Mortgage Servicer: RoundPoint Mortgage Servicing Corporation

Originator: Not Mortgage **Applicable**

COUNTY IN WHICH PROPERTY IS LOCATED: Lyon Property Address: 221 London Rd, Marshall, MN 56258-3131

Tax Parcel ID Number: 27-710025-0 LEGAL DESCRIPTION OF PROPERTY: Lot Five (5), Block

Three (3), Parkway Addition to the City of Marshall, Lyon County, Minnesota, according to the recorded plat thereof

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$176,164.77

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:

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: May 11, 2017 at 10:00 AM PLACE OF SALE: Sheriff's Main Office, 611 W. Main Street, Marshall,

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 November 13, 2017, or the next business day if November 13, 2017 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 FOR REDEMPTION LAW BY THE MORTGAGOR, THE MORTGAGOR'S PERSONAL REPRESENTATIVES 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: March 29, 2017

ASSIGNEE OF MORTGAGEE: RoundPoint Mortgage Servicing Corporation

Wilford, Geske & Cook P.A. Attorneys for Assignee of Mortgagee 7616 Currell Blvd Ste 200 Woodbury, MN 55125-2296 (651) 209-3300

File Number: 035474F02