

Public Notice

(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:

DATE 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 ON THE MORTGAGE: Wells Fargo Bank, N.A.

SERVICER: Wells Fargo Bank, N.A.

DATE AND PLACE OF FILING: Filed May 25, 2012, Lyon County Recorder, as Document Number 195246

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: 78 South St, Tracy, MN 56175

PROPERTY IDENTIFICATION NUMBER: 31-100001-0 and 31-100002-0

COUNTY IN WHICH PROPERTY IS LOCATED: Lyon

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE 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:

DATE AND TIME OF SALE: May 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 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 November 25, 2017, or the next business day if November 25, 2017 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 5 UNITS, ARE NOT PROPERTY USED FOR AGRICULTURAL PRODUCTION, AND ARE ABANDONED.

Dated: March 28, 2017

Wells Fargo Bank, N.A.
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

(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:

DATE OF MORTGAGE: 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 OF 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, Inc.

Transaction Agent Mortgage Identification Number: 100053601314378752

Lender or Broker: PrimeLending, A PlainsCapital Company

Residential Mortgage Servicer: RoundPoint Mortgage Servicing Corporation

Mortgage Originator: Not 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 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: 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

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