

Public Notice

(First Date of Pub.: Wed., May 17, 2017)

(Dates of Pub.: Wed., May 17, 24, 31, June 7, 14, 21, 2017)

17-105520

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: June 18, 2004

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$60,800.00

MORTGAGOR(S): Laura S Chapman and Daniel T McKee, Wife and Husband

MORTGAGEE: Mortgage Electronic Registration Systems, Inc.

TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc.

MIN#: 1000739-8190629863-4

LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON THE MORTGAGE: Bremer Bank, National Association

SERVICER: Ditech Financial LLC FKA Green Tree Servicing LLC

DATE AND PLACE OF FILING: Filed July 2, 2004, Lyon County Recorder, as Document Number 154698

ASSIGNMENTS OF MORTGAGE: Assigned to: CitiMortgage, Inc.; Thereafter assigned to Green Tree Servicing

LLC.
LEGAL DESCRIPTION OF PROPERTY:

Lots One (1), and Westerly Half (W+LY 1/2) of Lot Two (2), in Block Thirteen (13), Second Railway Addition to Tracy

PROPERTY ADDRESS: 384 Harvey St, Tracy, MN 56175

PROPERTY IDENTIFICATION NUMBER: 31-104045-0

COUNTY IN WHICH PROPERTY IS LOCATED: Lyon

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: \$23,452.21

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: July 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 12 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 July 11, 2018, or the next business day if July 11, 2018 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: May 8, 2017

Ditech Financial LLC FKA Green Tree Servicing LLC Assignee of Mortgagee

SHAPIRO & ZIELKE, LLP BY

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THIS IS A COMMUNICATION FROM A DEBT COLLECTOR

(First Date of Pub.: Wed., June 7, 2017)

(Dates of Pub.: Wed., June 7, 14, 21, 2017)

NOTICE TO CONTRACTORS

Sealed Proposals will be received until 2:00 p.m. on July 5, 2017 in Conference Room #3 of the Lyon County Government Center in Marshall, MN by E.J. Moberg, Lyon County Auditor/Treasurer on behalf of the Board of Commissioners for the following:

SP 042-070-009
Chevron Sign Installation in Lyon County, MN

See the Lyon County website, www.lyonco.org, for complete Notice and bid information.

Aaron VanMoer, P.E.
Lyon County Engineer

(First Date of Pub.: Wed., June 7, 2017)

(Dates of Pub.: Wed., June 7, 14, 21, 2017)

NOTICE TO CONTRACTORS

Sealed Proposals will be received until 2:15 p.m. on July 5, 2017 in Conference Room #3 of the Lyon County Government Center in Marshall, MN by E.J. Moberg, Lyon County Auditor/Treasurer on behalf of the Board of Commissioners for the following:

SP 042-070-010
Durable Pavement Marking in Lyon County, MN

See the Lyon County website, www.lyonco.org, for complete Notice and bid information.

Aaron VanMoer, P.E.
Lyon County Engineer