

Public Notice

(First Date of Pub.: Wed., Oct. 4, 2017)
(Dates of Pub.: Wed., Oct. 4, 11, 18, 25, Nov. 1, 8, 2017)

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 22, 2003

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$71,379.00

MORTGAGOR(S): Mana Rae Hughes, a single person

MORTGAGEE: Washington Mutual Bank, FA

DATE AND PLACE OF FILING: Recorded on September 23, 2003 as Document Number 149521; as modified of record by document recorded on March 7, 2016 as Document No. ER04270 in the Office of the County Recorder of Lyon County, Minnesota.

ASSIGNMENTS OF MORTGAGE: Assigned to: Wells Fargo Bank, N.A. by assignment recorded on December 22, 2006 as Document Number 169029 in the Office of the County Recorder of Lyon County, Minnesota.

LEGAL DESCRIPTION OF PROPERTY: All that part of Lots 1, 2 and 3, of Block 6, Riverside Addition to the City of Marshall, described as follows: Beginning at a point 75 feet Southwesterly from the East corner of Lot 1, Block 6, said Addition, thence in a Northwesterly direction parallel with Walnut Street a distance of 100 feet; thence in a Northeasterly direction parallel with Fourth Street a distance of 38 feet; thence in a Southeasterly direction parallel with Walnut Street a distance of 100 feet; thence in a Southwesterly direction parallel with Fourth Street a distance of 38 feet, to point of beginning, Lyon County, Minnesota.

STREET ADDRESS OF PROPERTY: 415 4TH STREET NORTH, MARSHALL, MN 56258

COUNTY IN WHICH PROPERTY IS LOCATED: Lyon County, Minnesota.

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: \$66,764.23

TRANSACTION AGENT: None
NAME OF MORTGAGE ORIGINATOR: Washington Mutual Bank, FA

RESIDENTIAL SERVICER: Wells Fargo Bank, N.A.

TAX PARCEL IDENTIFICATION NUMBER: 27-757040-0

TRANSACTION AGENT'S MORTGAGE IDENTIFICATION NUMBER: None

THAT no action or proceeding has been instituted at law to recover the debt then remaining secured by such mortgage, or any part thereof, or, if the action or proceeding has been instituted, that the same has been discontinued, or that an execution upon the judgment rendered therein has been returned unsatisfied, in whole or in part.

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: November 30, 2017 at 10:00 AM.

PLACE OF SALE: Lyon County Sheriff's Office, 611 West Main Street, Marshall, Minnesota.

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 six (6) months from the date of sale.

TIME AND DATE TO VACATE PROPERTY: Unless said mortgage is reinstated or the property redeemed, or unless the time for redemption is reduced by judicial order, you must vacate the premises by 11:59 p.m. on May 30, 2018.

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.

MORTGAGOR(S) RELEASED FROM FINANCIAL OBLIGATION ON MORTGAGE: Mana Rae Hughes

Dated: September 27, 2017

WELLS FARGO BANK, N.A.
Mortgagee

THE ACADEMY LAW GROUP, P.A.

By: _____ /s/_____
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THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.

(First Date of Pub.: Wed., Oct. 11, 2017)
(Dates of Pub.: Wed., Oct. 11, 18, 25, Nov. 1, 8, 15, 2017)

17-106983 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:

D A T E O F MORTGAGE: September 11, 2012

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$106,600.00

MORTGAGOR(S): Justin G. Staeffler and Lacey A. Staeffler, husband and wife

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 September 12, 2012, Lyon County Recorder, as Document Number 196548

LEGAL DESCRIPTION OF PROPERTY:

Lot Twenty-four (24), in Block One (1) of the Third Addition to Eatros Place, Marshall, Minnesota

PROPERTY ADDRESS: 400 Kathryn Ave, Marshall, MN 56258
PROPERTY IDENTIFICATION NUMBER: 27-209024-0

COUNTY IN WHICH PROPERTY IS LOCATED: Lyon

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: \$100,690.61

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: November 30, 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 May 30, 2018, or the next business day if May 30, 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: October 3, 2017

Wells Fargo Bank, NA
Mortgagee

SHAPIRO & ZIELKE, LLP

BY _____
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THIS IS A COMMUNICATION FROM A DEBT COLLECTOR