

Public Notice

(First Date of Pub.: Wed., Sept. 19, 2018)
(Dates of Pub.: Wed., Sept. 19, 26, Oct. 3, 10, 17, 24, 2018)

18-109907

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: April 21, 2006

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$58,163.00

MORTGAGOR(S): Amanda S. Martinez, a married woman and Javier Martinez, her husband

MORTGAGEE: JPMorgan Chase Bank, N.A.

LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON THE MORTGAGE: JPMorgan Chase Bank, N.A.

SERVICER: Carrington Mortgage Services, LLC

DATE AND PLACE OF FILING: Filed April 24, 2006, Lyon County Recorder, as Document Number 165238

ASSIGNMENTS OF MORTGAGE: Assigned to: Carrington Mortgage Services, LLC

LEGAL DESCRIPTION OF PROPERTY: The West Twenty-four and one-half feet (W24 1/2) of Lot Twenty-two (22), all of Lot Twenty-three (23) and Twenty-four (24), in Block Sixteen (16), of Schutz and Tyler's First Addition to Cottonwood PROPERTY ADDRESS: 37 E Prairie St, Cottonwood, MN 56229

PROPERTY IDENTIFICATION NUMBER: 221020420

COUNTY IN WHICH PROPERTY IS LOCATED: Lyon

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: \$46,766.10

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 8, 2018, 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 8, 2019, or the next business day if May 8, 2019 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: September 11, 2018

Carrington Mortgage Services, LLC
Assignee of Mortgagee

SHAPIRO & ZIELKE, LLP

BY _____

Lawrence P. Zielke - 152559
Melissa L. B. Porter - 0337778
Randolph W. Dawdy - 2160X
Gary J. Evers - 0134764
Tracy J. Halliday - 034610X
Attorneys for Mortgagee
Shapiro & Zielke, LLP
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., Sept. 19, 2018)
(Dates of Pub.: Wed., Sept. 19, 26, Oct. 3, 10, 17, 24, 2018)

18-110005

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: March 15, 2016

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$128,250.00

MORTGAGOR(S): Charlotte L. Westberg, a single person

MORTGAGEE: Mortgage Electronic Registration Systems, Inc.

TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc.

MIN#: 1003775-1300098344-0

LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON THE MORTGAGE: Homeowners Financial Group USA, LLC

SERVICER: Wells Fargo Bank, N.A.

DATE AND PLACE OF FILING: Filed March 16, 2016, Lyon County Recorder, as Document Number 209053

ASSIGNMENTS OF MORTGAGE: Assigned to: Wells Fargo Bank, N.A.

LEGAL DESCRIPTION OF PROPERTY: Lot Six (6) in Block One (1) of Viking Addition to the City of Marshall and that part of vacated alley adjacent thereto

PROPERTY ADDRESS: 515 S 1St St, Marshall, MN 56258

PROPERTY IDENTIFICATION NUMBER: 27-925006-0

COUNTY IN WHICH PROPERTY IS LOCATED: Lyon

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: \$127,453.15

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 1, 2018, 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 1, 2019, or the next business day if May 1, 2019 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: September 11, 2018

Wells Fargo Bank, N.A.
Assignee of Mortgagee

SHAPIRO & ZIELKE, LLP

BY _____

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

THIS IS A COMMUNICATION
FROM A DEBT COLLECTOR