

# 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:

(First Date of Pub.: Wed., Oct. 3, 2018)  
 (Dates of Pub.: Wed., Oct. 3 & 10, 2018)

STATE OF MINNESOTA  
 COUNTY OF LYON  
 FIFTH JUDICIAL DISTRICT  
 DISTRICT COURT  
 PROBATE DIVISION  
 Court File No. 42-PR-18-1086

Estate of: Orwill John Wigen, Jr., Decedent

**NOTICE OF INFORMAL APPOINTMENT OF PERSONAL REPRESENTATIVE AND NOTICE TO CREDITORS (INTESTATE)**

Notice is given that an application for informal appointment of personal representative has been filed with the Registrar. No will has been presented for probate. The application has been granted.

Notice is also given that the Registrar has informally appointed Lorraine J. Wigen, whose address is 774 Easy St., Tracy, MN 56175 as personal representative of the Estate of the Decedent. Any heir or other interested person may be entitled to appointment as personal representative or may object to the appointment of the personal representative. Unless objections are filed with the Court (pursuant to Minnesota Statutes section 524.3-607) and the Court otherwise orders, the personal representative has full power to administer the Estate including, after 30 days for the date of issuance of letters, the power to sell, encumber, lease or distribute real estate.

Any objections to the appointment of the Personal Representative must be filed with this Court and will be heard by the Court after the filing of an appropriate petition and proper notice of hearing.

Notice is also given that (subject to Minnesota Statutes section 524.3-801) all creditors having claims against the Estate are required to present the claims to the personal representative or to the Court Administrator within four months after the date of this Notice or the claims will be barred.

Leland Bush  
 Sept. 19, 2018, 4:12 p.m.  
 Registrar

Karen Bierman  
 Court Administrator

Attorney for Applicant  
 Scott P. Miller  
 Miller Legal Strategic Planning Center, P.A.  
 100 County Road 8, PO BOX 738  
 Tyler, MN 56178-0738  
 Attorney License No.: 0269645  
 Telephone: 507-247-4700  
 Fax: 507-247-5333  
 Email: scott@millerlegal.com

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

(First Date of Pub.: Wed., Oct. 10, 2018)  
 (Dates of Pub.: Wed., Oct. 10, 17, 24, 31, Nov. 7, 14, 2018)  
 16-103865  
**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: November 17, 1998

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$226,000.00

MORTGAGOR(S): Bruce Meyer, a single person

MORTGAGEE: PHH Mortgage Services Corporation

LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON THE MORTGAGE: PHH Mortgage Services Corporation

SERVICER: PHH Mortgage Corporation

DATE AND PLACE OF FILING: Filed November 27, 1998, Lyon County Recorder, as Document Number 120066

ASSIGNMENTS OF MORTGAGE: Assigned to: PHH Mortgage Corporation

LEGAL DESCRIPTION OF PROPERTY: That part of the Northeast Quarter of Section Nineteen (19), Township One Hundred Nine (109) North, Range Forty-three (43) West of the Fifth Principal Meridian, Lyon County, Minnesota, described as follows:

Commencing at the East quarter corner of Section Nineteen (19): thence North 00 degrees 00 minutes 00 seconds East (assumed bearing) along the East line of the Northeast quarter a distance of 2644.33 feet to the Northeast corner of said Section; thence North 88 degrees 36 minutes 03 seconds West along the North line of said Quarter a distance of 528.15 feet to the point of beginning; thence South 00 degrees 00 minutes 00 seconds West a distance of 39.09 feet to an iron stake; thence South 00 degrees 00 minutes 00 seconds West a distance of 501.08 feet to an iron stake; thence continuing South 00 degrees 00 minutes 00 seconds West a distance of 245.48 feet; thence North 88 degrees 36 minutes 03 seconds West a distance of 437.33 feet to an iron stake; thence North 00 degrees 59 minutes 39 seconds West a distance 739.17 feet to an iron stake; thence continuing North 00 degrees 59 minutes 39 seconds West a distance of 46.93 feet to said North line; thence South 88 degrees 36 minutes 03 seconds East along said North line a distance of 450.97 feet to said point of beginning; Said tract is subject to a roadway easement and any other easements of record, if any.

PROPERTY ADDRESS: 1185 US Highway 14, Florence, MN 56170

PROPERTY IDENTIFICATION NUMBER: 16-019006-0

COUNTY IN WHICH PROPERTY IS LOCATED: Lyon  
 THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: \$139,595.00

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 29, 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 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 November 29, 2019, or the next business day if November 29, 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: October 4, 2018

PHH Mortgage Corporation  
 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

**Professional Directory**

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Tyler Hansen  
 Office: 507-859-4408  
 Cell: 507-828-7050

100 US Hwy. 14  
 Walnut Grove MN

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**Certified Public Accountants**  
 GREG SHAW, CPA; EDWARD CARTER, ENROLLED AGENT  
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**SMALL WEEKEND FIRES** — The Tracy Fire Department responded to two small fires in Tracy this past weekend. On Saturday, a small stove fire broke out at 451 1st Street East. The fire was quickly extinguished and the smoke ejected from the house by the Tracy Fire Department. On Sunday, there was a small electrical fire in the basement of the home at 561 1st Street East. The area of the electrical issue was disconnected and all utilities were later restored.

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**PUBLIC HEARING NOTICE**

The Housing & Redevelopment Authority of Tracy has developed its 2019 Agency Plan in compliance with the Quality Housing and Work Responsibility Act of 1998.

The PHA Plan is available for review at the Authority's Office located at Twin Circle Apartments, 760 West Morgan Street in Tracy, MN. The Authority's hours of operation are from 8:00 a.m. to 12:00 p.m. Monday through Friday. In addition, a public hearing will be held on Wednesday, October 17, 2018 at 3:30 p.m. at the Authority's office at 760 Morgan Street, Tracy for discussion and final approval of the plan. The public is invited.