

Public Notice

(First Date of Pub.: Wed., Jan. 9, 2019) (Dates of Pub.: Wed., Jan. 9, 16, 23, 30, Feb. 6, 13, 2019)

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 11, 2014

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$78,551.00

MORTGAGOR(S): Piyanch Chomprasob, a married woman, married to John Xiong

MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as nominee for Fairway Independent Mortgage Corporation, its successors and/or assigns

DATE AND PLACE OF RECORDING:

Recorded: December 18, 2014 Lyon County Recorder

Document Number: 204918

ASSIGNMENTS OF MORTGAGE:

And assigned to: RoundPoint Mortgage Servicing Corporation

Dated: December 17, 2018

Recorded: December 19, 2018 Lyon County Recorder

Document Number: ER06592

Transaction Agent: Mortgage Electronic Registration Systems, Inc.

Transaction Agent Mortgage Identification Number: 100392411200341991

Lender or Broker: Fairway Independent Mortgage Corporation

Residential Mortgage Servicer: RoundPoint Mortgage Servicing Corporation

Mortgage Originator: Not Applicable

COUNTY IN WHICH PROPERTY IS LOCATED: Lyon

Property Address: 236 North St, Tracy, MN 56175-1427

Tax Parcel ID Number: 31 138010 0

LEGAL DESCRIPTION OF PROPERTY: Lot Three (3), Block Two (2), Lichty's Fourth Addition, Tracy, Minnesota

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$74,777.14

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: February 21, 2019 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 August 21, 2019, or the next business day if August 21, 2019 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: December 31, 2018

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: 041239F01

(First Date of Pub.: Wed., Dec. 19, 2018)

(Dates of Pub.: Wed., Dec. 19, 26, 2018, Jan. 2, 9, 16, 23, 2019)

18-110476

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: January 20, 2012

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$59,650.00

MORTGAGOR(S): Sara Endres and Tom Endres, wife and husband

MORTGAGEE: Bremer Bank National Association

LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON THE MORTGAGE:

Bremer Bank National Association

SERVICER: Carrington Mortgage Services, LLC

DATE AND PLACE OF FILING: Filed January 27, 2012, Lyon County Recorder, as Document Number 193692

ASSIGNMENTS OF MORTGAGE: Assigned to: JPMorgan Chase Bank, N.A.;

thereafter assigned to Carrington Mortgage Services, LLC.

LEGAL DESCRIPTION OF PROPERTY: Lot Seven (7) of Block Eighteen (18) in the Fourth Railway Addition to the City of Balaton, formerly Village of Balaton, Lyon County, Minnesota

and A tract of land, more particularly described as follows: Commencing at the Northwest corner of Lot 1, Block 19, Fourth Railway Addition to the Town of Balaton, according to the recorded plat thereof; thence in a Southwesterly direction along the Northwesterly line of said Lot 1, Block 19, to the Southwesterly corner of Lot 1, Block 19, Fourth Railway Addition to the Town of Balaton; thence at right angles in a Northwesterly direction to the Southeasterly corner of Lot 7, Block 18, in the Fourth Railway Addition to the Village of Balaton; thence in a Northeasterly direction along the Southeasterly line of Lot 7, Block 18, to the Northeast corner of Lot 7, Block 18, thence at right angles to the last line in a Southeasterly direction to the point of beginning.

PROPERTY ADDRESS: 461 Mound Ave, Balaton, MN 56115

PROPERTY IDENTIFICATION NUMBER: 21.108031.0

COUNTY IN WHICH PROPERTY IS LOCATED: Lyon

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: \$52,503.20

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: February 7, 2019, 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.

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.

Commencing at the Northeast corner of the Southeast Quarter of said Southwest Quarter of said Southwest Quarter, thence South 00 degrees 15 minutes 31 seconds West, bearing based on Minnesota State Plane Coordinate System Lyon County Datum, along the East line of the Southeast Quarter of said Southwest Quarter, a distance of 145.00 feet to the point of beginning of said line to be described; thence North 89 degrees 58 minutes 16 seconds West a distance of 411.80 feet; thence South 41 degrees 31 minutes 00 seconds West a distance of 365.81 feet to the Northeasterly right of way line of said Minnesota Trunk Highway Number 68, said line there terminating.

Said tract is subject to any existing highways, roadways, or easements. Assessor's parcel Number: 06-030003-1

That part of the Southeast Quarter of the Southwest Quarter of Section 30, Township 112 North, Range 41 West, shown as Parcel 234 on Minnesota Department of Transportation Right of Way Plat Numbered 42-25 as the same is on file and of record in the office of the County Recorder in and for Lyon County, Minnesota; Containing 1.17 acres, more or less, of which 0.33 acre is encumbered by an existing road easement; together with other rights as set forth below, forming and being part of said Parcel 234

STREET ADDRESS OF PROPERTY: 2916 STATE HWY 68 W, 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: \$73,666.10

Dated: December 12, 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., Jan. 9, 2019)

(Dates of Pub.: Wed., Jan. 9, 16, 23, 30, Feb. 6, 13, 2019)

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 28, 2012

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$106,289.11

MORTGAGOR(S): Terry Chlebec and Karla Chlebec, husband and wife

MORTGAGEE: Wells Fargo Bank, N.A.

DATE AND PLACE OF FILING: Recorded on October 8, 2012 as Document Number ER02016 in the Office of the County Recorder of Lyon County, Minnesota.

ASSIGNMENTS OF MORTGAGE: Assigned to: None.

LEGAL DESCRIPTION OF PROPERTY: The following described property:

All that part of the Southeast Quarter of the Southwest Quarter of Section 30, Township 112 North, Range 41 West, Lyon County, Minnesota, lying North and East of Minnesota Trunk Highway Number 68, and also lying South and East of the following described line:

Commencing at the Northeast corner of the Southeast Quarter of said Southwest Quarter, thence South 00 degrees 15 minutes 31 seconds West, bearing based on Minnesota State Plane Coordinate System Lyon County Datum, along the East line of the Southeast Quarter of said Southwest Quarter, a distance of 145.00 feet to the point of beginning of said line to be described; thence North 89 degrees 58 minutes 16 seconds West a distance of 411.80 feet; thence South 41 degrees 31 minutes 00 seconds West a distance of 365.81 feet to the Northeasterly right of way line of said Minnesota Trunk Highway Number 68, said line there terminating.

Said tract is subject to any existing highways, roadways, or easements. Assessor's parcel Number: 06-030003-1

That part of the Southeast Quarter of the Southwest Quarter of Section 30, Township 112 North, Range 41 West, shown as Parcel 234 on Minnesota Department of Transportation Right of Way Plat Numbered 42-25 as the same is on file and of record in the office of the County Recorder in and for Lyon County, Minnesota; Containing 1.17 acres, more or less, of which 0.33 acre is encumbered by an existing road easement; together with other rights as set forth below, forming and being part of said Parcel 234

STREET ADDRESS OF PROPERTY: 2916 STATE HWY 68 W, 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: \$73,666.10

Dated: January 3, 2019

WELLS FARGO BANK, N.A. Mortgagee

TROTT LAW, P.C.

By: _____/s/ N. Kibogni Fondungallah, Esq. Samuel R. Coleman, Esq. *Corbin C. Smith, Esq.* Attorneys for Mortgagee The Academy Professional Building 25 Dale Street North St. Paul, MN 55102 (651) 209-9760 (18-0962-FC01)

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.

TRANSACTION AGENT: None

NAME OF MORTGAGE ORIGINATOR: Wells Fargo Bank, N.A.

RESIDENTIAL SERVICER: Wells Fargo Bank, N.A.

TAX PARCEL IDENTIFICATION NUMBER: 06-030003-1

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: February 28, 2019 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. The time allowed by law for redemption by the United States of America or any agency thereof is twelve (12) months from the date of the sale, if applicable.

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: None

Dated: January 3, 2019

WELLS FARGO BANK, N.A. Mortgagee

TROTT LAW, P.C.

By: _____/s/ N. Kibogni Fondungallah, Esq. Samuel R. Coleman, Esq. *Corbin C. Smith, Esq.* Attorneys for Mortgagee The Academy Professional Building 25 Dale Street North St. Paul, MN 55102 (651) 209-9760 (18-0962-FC01)

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Professional Directory

Thinking Auction? Whether Real Estate, Farm or Household... Let 35 years of Auction Experience work for you! Dave Bosacker, owner Tracy, MN (507) 829-5280 www.tracyauctioncenter.com

Tracy Area Funeral Home 1155 Morgan Street Tracy, MN 56175 Call 629-4680 Nathan & Valerie Stephens, owners

PLACE YOUR AD! Call Lisa at 629-4300. REASONABLE RATES!

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DANA F. COLE & COMPANY, LLP Certified Public Accountants GREG SHAW, CPA; EDWARD CARTER, ENROLLED AGENT 158 Third Street•Tracy, MN 56175•507-629-3909

BALATON DENTAL CLINIC Dr. Richard Brown•General Dentistry•Comprehensive Dental Care for All Ages 123 THIRD STREET, BALATON, MINNESOTA HOURS: Mon thru Thurs, 8 a.m. to 5 p.m. For Appointments Call (507) 734-2251

Michael R. Thomas D.D.S. & Associates New Location Patient Friendly Hours ~ Evenings & Friday Appointments 1511 Carlson Street, Marshall, MN 507-532-3353 toll free 877-801-1988 www.smiledesignersmn.com M-Tues 8 a.m.-5 p.m. • Wed 8 a.m.-7 p.m. • Fri 8 a.m. - 2 p.m.

Hovath Funeral Service 444 Craig Ave, Tracy, MN 56175 (507) 629-4510, www.lrcmn.com Life Remembrance Centers of Minnesota Tracy's only locally owned & operated funeral provider

(First Date of Pub.: Wed., Jan. 2, 2019) (Dates of Pub.: Wed., Jan. 2 & 9, 2019)

NOTICE OF PUBLIC HEARING ON IMPROVEMENTS

TO WHOM IT MAY CONCERN:

TIME AND PLACE: Notice is hereby given that the City Council of Tracy, Minnesota will meet at City Hall (336 Morgan Street) in the City of Tracy, Minnesota at 6:45 P.M. on January 14, 2019, to consider the Phase 3A Infrastructure Improvements Project, in the following areas:

- 3rd Street from South Street to Craig Avenue
Holleth Street from Center Street to 4th Street
Emory Street from 2nd Street to 4th Street
Harvey Street from 2nd Street to 4th Street
Rowland Street from 3rd Street to 4th Street
Central Park

NATURE OF IMPROVEMENT: The reconstruction of infrastructure, including, but not limited to, sanitary sewer, storm water management, water distribution, roadway, sidewalks, and curb & gutter.

ESTIMATED COST: The total estimated cost of said improvements cost is \$6.6 million.

AREA PROPOSED TO BE: The general area proposed to be assessed for such improvements are those properties adjacent to the improvements as follows:

- 3rd Street from South Street to Craig Avenue
Holleth Street from Center Street to 4th Street
Emory Street from 2nd Street to 4th Street
Harvey Street from 2nd Street to 4th Street
Rowland Street from 3rd Street to 4th Street
Central Park

AUTHORITY: The Council proposes to proceed under the authority granted by Chapter 429 M.S.A.

Such persons as desire to be heard with reference to the proposed improvements will be heard at this meeting. Written or oral objections will be considered. A reasonable impact of the assessments will be available at this meeting.

DATED: December 5, 2018

BY ORDER OF THE CITY COUNCIL

Kris Ambuehl City Administrator

STEFFEN ELECTRIC Appliances In Stock *January 2019*

- Washers
GE Stainless Steel Tub, 3.8 Cu Ft, 4 Water Levels..... \$599
GE Stainless Steel Tub, 4.2 Cu Ft, Precise Fill..... \$679
GE Stainless Steel Tub, 4.2 Cu Ft, Stain Pretreat \$729
GE Stainless Steel Tub, 4.5 Cu Ft, Glass Lid, Energy Star..... \$849
GE Front Load,Steel Tub,4.9 Cu Ft,Built-In Pedestal,E Star... \$1,299
Driers
GE Aluminized Alloy Drum, 7.2 Cu Ft, Auto Dry \$599
GE Aluminized Alloy Drum, 7.2 Cu Ft, Extended Tumble \$649
GE Aluminized Alloy Drum, 7.2 Cu Ft, Sensor Dry..... \$679
GE Stainless Steel Tub, 8.3 Cu Ft, Sensor Dry,Energy Star..... \$1,299
Refrigerators
15 Cu Ft, Hotpoint, Recessed Handles, White \$629
18 Cu Ft, Hotpoint, Recessed Handles, White..... \$659
16 Cu Ft, GE, Glass Shelves, Black, Energy Star \$749
16 Cu Ft, GE, Wire Shelves, White, Energy Star..... \$649
18 Cu Ft, GE, Glass Shelves, White, Energy Star..... \$749
18 Cu Ft, GE, Glass Shelves, Slate, Energy Star..... \$849
20.8 Cu Ft, GE, Glass Shelves, Frost Free, White..... \$869
21 Cu Ft, GE, French Doors, Icemaker,Energy Star, Slate..... \$1,799
Freezers
9.4 Cu Ft Chest, Hotpoint,2 Baskets, Manual Defrost, White.... \$399
15.7 Cu Ft Chest, GE, 2 Baskets, Manual Defrost, White \$659
14 Cu Ft Upright, GE, Frost Free \$649
21 Cu Ft Upright, GE, Manual Defrost,White..... \$799
Ranges
GE, 5.0 Cu Ft, Coil Burners, Standard Clean, White \$499
GE, 5.0 Cu Ft, Coil Burners, Self Clean, White \$599
GE, 5.3 Cu Ft, Smooth Top, 6/9 Inch Burner, White \$659
GE, 5.3 Cu Ft, Smooth Top, 6/9 Inch Burner, Black \$659
GE, 5.3 Cu Ft, Smooth Top, 6/9 Burner, Slate \$659
Pre-owned
Whirlpool Dryer, Door Window, White..... \$175

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