

# Public Notice

(First Date of Pub.: Wed., Mar. 6, 2019)

(Dates of Pub.: Wed., Mar. 13, 20, 27, Apr. 3, 10, 2019)

19-110865

## 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: July 31, 2015

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$74,623.00

MORTGAGOR(S): Terrance R Alm, a single person

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 July 31, 2015, Lyon County Recorder, as Document Number 207009, as modified of record by Document recorded on August 20, 2018 as document number ER06272 in the office of the county recorder for Lyon County, Minnesota

LEGAL DESCRIPTION OF PROPERTY: Lots Sixteen (16) and Seventeen (17) in Block Twelve (12) of Schutz and Tyler's First Addition to Cottonwood, Minnesota, according to the recorded plat thereof.

PROPERTY ADDRESS: 237 E Main St, Cottonwood, MN 56229

PROPERTY IDENTIFICATION NUMBER: 22-102006-0

COUNTY IN WHICH PROPERTY IS LOCATED: Lyon

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: \$77,865.58

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: April 18, 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.

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 October 18, 2019, or the next business day if October 18, 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: February 27, 2019

Wells Fargo Bank, N.A. 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., Feb. 13, 2019)

(Dates of Pub.: Wed., Feb. 13, 20, 27, Mar. 6, 13, 20, 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: June 29, 2010

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$49,140.00

MORTGAGOR(S): Ronald L. Dobrenski and Joanne K. Dobrenski, husband and wife

MORTGAGEE: MetLife Home Loans, a Division of MetLife Bank, N.A.

DATE AND PLACE OF RECORDING:

Recorded: July 14, 2010 Lyon County Recorder

Document Number: 186889 ASSIGNMENTS OF MORTGAGE:

And assigned to: Nationstar Mortgage LLC D/B/A Champion Mortgage Company

Dated: November 06, 2012 Recorded: November 19, 2012 Lyon County Recorder

Document Number: ER02125 And Corrective Assignment

Recorded: January 04, 2013 Lyon County Recorder

Document Number: ER02229

And assigned to: Nationstar HECM Acquisition Trust 2018-3, Wilmington Savings Fund Society, FSB, not individually, but solely as trustee

Dated: January 11, 2019 Recorded: January 16, 2019 Lyon County Recorder

Document Number: ER06656

Transaction Agent: Not Applicable

Transaction Agent Mortgage Identification Number: Not Applicable

Lender or Broker: MetLife Home Loans, a Division of MetLife Bank, N.A.

Residential Mortgage Servicer: Nationstar Mortgage LLC, dba Champion Mortgage Company

Mortgage Originator: Not Applicable

COUNTY IN WHICH PROPERTY IS LOCATED: Lyon

Property Address: 1950 County Road 10, Minneota, MN 56264-1302

Tax Parcel ID Number: 20-003007-0

LEGAL DESCRIPTION OF PROPERTY: A miscellaneous tract in part of the SE1/4 of the SW 1/4 and part of the SW1/4 of the SE1/4 of Section 3, Township 113, Range 42 West of the Fifth Principal Meridian, described as follows: Commencing at a point on the South Section line of said Section 3, which is 2,025 feet East of the Southwest corner of said Section 3; thence Northerly a distance of 400 feet; thence in an easterly direction at right angles a distance of 960 feet; thence in a Southerly direction at right angles a distance of 400 feet; thence Westerly at right angles along the South boundary of said Section 3, a distance of 960 feet to the place of beginning.

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$85,907.13

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., Feb. 27, 2019)

(Dates of Pub: Wed., Feb. 27, 2019)

## NOTICE OF PUBLIC HEARING

A CONDITIONAL USE PERMIT REQUEST has been made to the Lyon County Planning and Zoning Administrator by the Lyon County Parks Department, 504 Fairgrounds Road, Marshall, MN 56258 for the expansion to the existing park and new campsites, shower/bathroom facilities, picnic shelter, and other amenities typically provided at a county park/campground.

The land is zoned agricultural and is described as:

Part of the Northwest Quarter (NW 1/4) of Shelburne Township (109), Section Thirty-two (32), Range Forty-three (43) West, all located in Lyon County, Minnesota

A Public Hearing on the Conditional Use Permit will be held by the Lyon County Planning Commission on Tuesday, March 12th, 2019 at 7:00 P.M. in the Commissioner's Room of the Lyon County Government Center, Marshall, MN. Public will have the opportunity to comment.

John Biren, Lyon County, Zoning Administrator

Phone: 507-532-8207 Extension 3

follows: DATE AND TIME OF SALE: March 28, 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 twelve (12) 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 March 30, 2020, or the next business day if March 30, 2020 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: February 13, 2019

ASSIGNEE OF MORTGAGEE: Nationstar HECM Acquisition Trust 2018-3, Wilmington Savings Fund Society, FSB, not individually, but solely as trustee

Wilford, Geske & Cook P.A. Attorneys for Assignee of Mortgagee  
7616 Currell Blvd; Ste 200  
Woodbury, MN 55125-2296  
(651) 209-3300

File Number: 041473F01

(First Date of Pub.: Wed., Feb. 27, 2019)

(Dates of Pub.: Wed., Feb. 27 & Mar. 6, 2019)

## Public Notice

Notice is hereby given that the City of Tracy will hold a Public Hearing in the council chambers of the city hall at 7:00pm on Monday March 11, 2019 regarding the Composition of the Planning Commission members. This would affect Section 9.20 Subd 2 of the City Code and would allow non-residents with a vested interest in the City of Tracy to serve on this board. The public hearing will allow citizens to ask questions and give input in regards to this. All are welcome to attend.

Kris Ambuehl  
City Administrator

(First Date of Pub.: Wed., Feb. 27, 2019)

(Dates of Pub.: Wed., Feb. 27, Mar. 6, 13, 20, 27, Apr. 3, 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: January 12, 2007

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$63,500.00

MORTGAGOR(S): Timothy A. Swanson and Erin L. Swanson, Husband and Wife as Joint Tenants

MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as nominee for HSBC Mortgage Corporation (USA), its successors and/or assigns

DATE AND PLACE OF RECORDING:

Recorded: February 05, 2007 Lyon County Recorder

Document Number: 169581 ASSIGNMENTS OF MORTGAGE:

And assigned to: HSBC Mortgage Corporation (USA)

Dated: December 22, 2009 Recorded: January 19, 2010 Lyon County Recorder

Document Number: 184592 And Corrective Assignment

Recorded: February 06, 2012 Lyon County Recorder

Document Number: ER01492

And assigned to: HSBC Bank USA, N.A.

Dated: February 06, 2012 Recorded: February 15, 2012 Lyon County Recorder

Document Number: 193952

And assigned to: Nationstar Mortgage LLC

Dated: October 27, 2016 Recorded: December 05, 2016 Lyon County Recorder

Document Number: ER04857

Transaction Agent: Mortgage Electronic Registration Systems, Inc.

Transaction Agent Mortgage Identification Number:

100022408297829076

Lender or Broker: HSBC Mortgage Corporation (USA)

Residential Mortgage Servicer: Nationstar Mortgage LLC DBA Mr. Cooper

Mortgage Originator: Not Applicable

COUNTY IN WHICH PROPERTY IS LOCATED: Lyon

Property Address: 460 Park St, Tracy, MN 56175-1325

Tax Parcel ID Number: 31-104076-0

LEGAL DESCRIPTION OF PROPERTY: Lot Thirteen (13), Block Fifteen (15), Second Railway Addition to the City of Tracy, according to the recorded plat thereof

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$73,660.58

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: April 11, 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 October 11, 2019, or the next business day if October 11, 2019 falls on a Saturday, Sunday or legal holiday.

Mortgagor(s) released from financial obligation: NONE

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DATED: February 21, 2019 ASSIGNEE OF MORTGAGEE: Nationstar Mortgage LLC d/b/a Mr. Cooper

Wilford, Geske & Cook P.A. Attorneys for Assignee of Mortgagee  
7616 Currell Blvd; Ste 200  
Woodbury, MN 55125-2296  
(651) 209-3300

File Number: 041704F01

(First Date of Pub.: Wed., Feb. 27, 2019)

(Dates of Pub.: Wed., Feb. 27 & Mar. 6, 2019)

## Public Notice

Notice is hereby given that the City of Tracy will hold a Public Hearing in the council chambers of the city hall at 7:00pm on Monday March 11, 2019 regarding the Kitchen requirements to hold an On Sale Liquor License. This will affect City Code 5.12 Subd 5.12 and Section 5.14 Subd 10 and would allow an On Sale Liquor License to be issued without the kitchen requirement. The public hearing will allow citizens to ask questions and give input in regards to this. All are welcome to attend.

Kris Ambuehl  
City Administrator

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## 2019 Spring Ag Edition