

# Public Notice

(First Date of Pub.: Wed., June 26, 2019)

(Dates of Pub.: Wed., June 26, July 3, 10, 17, 24, 31, 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: August 11, 2005

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$63,825.00

MORTGAGOR(S): Eric Moham a single person

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

DATE AND PLACE OF RECORDING:

Recorded: September 16, 2005  
Lyon County Recorder

Document Number: 161987

ASSIGNMENTS OF

MORTGAGE:

And assigned to: U.S. Bank National Association, as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2005-EFC5

Dated: May 22, 2019

Recorded: May 29, 2019  
Lyon County Recorder

Document Number: ER06954

Transaction Agent: Mortgage Electronic Registration Systems, Inc.

Transaction Agent Mortgage Identification Number: 100200100079369314

Lender or Broker: EquiFirst Corporation

Residential Mortgage Servicer: PHH Mortgage Corporation

Mortgage Originator: Not Applicable

COUNTY IN WHICH PROPERTY IS LOCATED: Lyon

Property Address: 225 7th St, Tracy, MN 56175-1119

Tax Parcel ID Number: 31-104227-1

LEGAL DESCRIPTION OF PROPERTY: Lot Six (6) in Block Thirty (30) of Second Railway Addition to the City of Tracy, Lyon County, Minnesota, according to the recorded plat thereof

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$54,884.04

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: August 08, 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 February 10, 2020, or the next business day if February 10, 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: June 18, 2019

ASSIGNEE OF MORTGAGEE: U.S. Bank National Association, as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2005-EFC5

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

File Number: 042318F01

(First Date of Pub.: Wed., July 24, 2019)

(Dates of Pub.: Wed., July 24, 31, Aug. 7, 14, 21, 28, 2019)

## 19-111518 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: February 10, 2017

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$137,464.00

MORTGAGOR(S): Bradley Dechant and Shawnee Dechant, husband and wife

MORTGAGEE: Mortgage Electronic Registration Systems, Inc.

TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc.

MIN#: 1006037-9000352172-6

LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON THE MORTGAGE: Carrington Mortgage Services, LLC

SERVICER: Carrington Mortgage Services, LLC

DATE AND PLACE OF FILING: Filed February 13, 2017, Lyon County Recorder, as Document Number 211965

ASSIGNMENTS OF MORTGAGE: Assigned to: Carrington Mortgage Services, LLC  
LEGAL DESCRIPTION OF PROPERTY:

All that part of Lots Five (5) and Six (6), of Block Eleven (11), Riverside Addition to the City of Marshall, Minnesota, described as follows: Beginning at a point on the Easterly side of Walnut Street 12 feet Southerly from the Northwest corner of Lot 6, running thence in a Southeasterly diagonal direction to a point 22 feet South of the Northeast corner of said Lot 6, thence South along the Easterly line of Lots 5 and 6, a distance of 53 feet, thence West at right angles to last line, a distance of 168.3 feet to the Easterly line of Walnut Street, thence Northerly along said East line of Walnut Street to point of beginning, subject to easements of record

AND

That part of the Vacated Alley lying adjacent to the Easterly Property Line as defined in Resolution Granting a petition for vacation of an alley in the City of Marshall recorded in Lyon County Recorders Office as Doc No. 193476

PROPERTY ADDRESS: 208 Walnut St, Marshall, MN 56258

PROPERTY IDENTIFICATION NUMBER: 27-757075-0

COUNTY IN WHICH PROPERTY IS LOCATED: Lyon

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE

NOTICE: \$137,766.60

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: September 12, 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 March 12, 2020, or the next business day if March 12, 2020 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: July 19, 2019

CARRINGTON MORTGAGE SERVICES, LLC  
Assignee of Mortgagee

SHAPIRO & ZIELKE, LLP

BY \_\_\_\_\_  
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THIS IS A COMMUNICATION FROM A DEBT COLLECTOR