

Public Notices

(First Date of Pub.: Wed., Sept. 11, 2019)
(Dates of Pub.: Wed., Sept. 11 & 18, 2019)

STATE OF MINNESOTA
COUNTY OF LYON
DISTRICT COURT
FIFTH JUDICIAL DISTRICT

Court File No. 42-PR-19-881
In Re: Estate of Carol M. Whaley,
Decedent

**NOTICE OF INFORMAL
PROBATE OF WILL AND
INFORMAL APPOINTMENT OF
PERSONAL REPRESENTATIVE
AND NOTICE TO CREDITORS**

Notice is given that an Application for Informal Probate of Will and Informal Appointment of Personal Representative was filed with the Registrar, along with a Will dated October 1, 1990. The Registrar accepted the application and appointed Debra L. Ludeman, whose address is 28 Sandbar Road, Tracy, Minnesota 56175, to serve as the personal representative of the decedent's estate.

Any heir, devisee or other interested person may be entitled to appointment as personal representative or may object to the appointment of the personal representative. Any objection to the appointment of the personal representative must be filed with the Court, and any properly filed objection will be heard by the Court after notice is provided to interested persons of the date of the hearing on the objection.

Unless objections are filed, and unless the Court orders otherwise, the personal representative has the full power to administer the estate, including, after thirty (30) days from the issuance of letters testamentary, the power to sell, encumber, lease, or distribute any interest in real estate owned by the decedent.

Notice is further given that, subject to Minn. Stat. § 524.3-801, all creditors having claims against the decedent's estate are required to present the claims to the personal representative or to the Court within four (4) months after the date of this notice or the claims will be barred.

Dated: September 3, 2019

Tricia B. Zimmer
Registrar

Lacey Staeffler
Court Administrator/Court
Operations Supervisor

Michael W. Cable (MN# 001400X)
Quarnstrom & Doering, P.A.
109 South Fourth Street
Marshall, MN 56258
Telephone: (507) 537-1441
Facsimile: (507) 537-1445

ATTORNEY FOR PERSONAL
REPRESENTATIVE

(First Date of Pub.: Wed., Sept. 11, 2019)
(Dates of Pub.: Wed., Sept. 11 & 18, 2019)

NOTICE OF PUBLIC HEARING

To Whom It May Concern:

Notice is given that the City Council will meet in the Council Chambers of the Municipal Building at 6:45 p.m. on Monday, September 23, 2019 to consider a Special Use Permit request from Unique Auto Sales, 384 Craig Ave, Tracy, MN for the purpose of selling used vehicles. Such persons who desire to be heard with reference to the proposed special use permit may do so at this hearing.

Shane Daniels
Interim City Administrator

(First Date of Pub.: Wed., Sept. 18, 2019)
(Dates of Pub.: Wed., Sept. 18, 2019)

Public Notice

Lyon and Redwood County Commissioners, acting as the drainage authority of Judicial Ditch No.15 Lyon & Redwood (L&R), will hold a public hearing on Wednesday, October 2, 2019, at 2:00 P.M. in the Commissioner Room at the Lyon County Government Center, 607 West Main Street, in Marshall, Minnesota.

The purpose of this hearing is to review and consider the preliminary engineer's report on the petition for improvement to the ditch system with construction of an improved tile system to increase the capacity. All members of the Judicial Ditch No. 15 L&R drainage system and the general public who are interested or have concerns regarding the aforementioned proposal are encouraged to attend.

If you need further information regarding this hearing, please contact Lyon County Ditch Inspector Todd Hammer at 507-532-8208.

E.J. Moberg
Lyon County Auditor/Treasurer

Public Notice

(First Date of Pub.: Wed., Aug. 21, 2019)

(Dates of Pub.: Wed., Aug. 21, 28, Sept. 4, 11, 18, 25, 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: July 17, 2009

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$65,063.00

MORTGAGOR(S): Mary Deblieck, an unmarried individual

MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as nominee for Taylor, Bean & Whitaker Mortgage Corp., its successors and/or assigns

DATE AND PLACE OF RECORDING:

Recorded: December 20, 2010 Lyon County Recorder

Document Number: 188823

ASSIGNMENTS OF MORTGAGE:

And assigned to: Selene Finance LP

Dated: February 20, 2019

Recorded: February 25, 2019 Lyon County Recorder

Document Number: ER06747

Transaction Agent: Mortgage Electronic Registration Systems, Inc.

Transaction Agent Mortgage Identification Number: 100029500033622311

Lender or Broker: Taylor, Bean & Whitaker Mortgage Corp.

Residential Mortgage Servicer: Selene Finance LP

Mortgage Originator: Not Applicable

COUNTY IN WHICH PROPERTY IS LOCATED: Lyon

Property Address: 124 Elm St, Tracy, MN 56175-1533

Tax Parcel ID Number: 31-132017-0

LEGAL DESCRIPTION OF PROPERTY: The following described real property situate in the County of Lyon, and State of Minnesota, to wit:

The Easterly 70 feet of Lot 5 of Block 2, of W.O. Lichty's First Addition to the City of Tracy, Minnesota according to the recorded plat thereof, excepting therefrom the following described tract:

Commencing at the northeasterly corner of Lot 7, Block 2, Lichty's First Addition to the City of Tracy; thence in a southerly direction along the east line of said Lot 7 a distance of 50 feet to the southeasterly corner of said Lot 7; thence at right angles in an easterly direction along the south line of said Lot 5 a distance of 25 feet to the southeasterly corner of said Lot 5; thence at right angles in a northerly direction along the east line of said Lot 5 a distance of 50 feet; thence at right angles in a westerly direction a distance of 25 feet to the place of beginning

AMOUNT DUE AND CLAIMED

TO BE DUE AS OF DATE OF NOTICE: \$61,721.03

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: October 03, 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 April 03, 2020, or the next business day if April 03, 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: August 20, 2019

ASSIGNEE OF MORTGAGEE: Selene Finance LP

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

File Number: 041493F01

(First Date of Pub.: Wed., Sept. 18, 2019)

(Dates of Pub.: Wed., Sept. 18, 25, Oct. 2, 9, 16, 23, 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 mortgagee, as nominee for HSBC Mortgage Corporation (USA), its successors and 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: \$72,699.55

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: October 31, 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 April 30, 2020, or the next business day if April 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: September 18, 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: 041704F02

(First Date of Pub.: Wed., Sept. 11, 2019)

(Dates of Pub.: Wed., Sept. 11, 18, 25, Oct. 2, 9, 16, 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: November 17, 1998

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$226,000.00

MORTGAGOR(S): Bruce Meyer, a single person

MORTGAGEE: PHH Mortgage Services Corporation

DATE AND PLACE OF RECORDING:

Recorded: November 27, 1998 Lyon County Recorder

Document Number: 120066

ASSIGNMENTS OF MORTGAGE:

And assigned to: PHH Mortgage Corporation

Dated: March 16, 2018

Recorded: March 21, 2018 Lyon County Recorder

Document Number: ER05864

Transaction Agent: Not Applicable

Transaction Agent Mortgage Identification Number: Not Applicable

Lender or Broker: PHH Mortgage Services Corporation

Residential Mortgage Servicer: PHH Mortgage Corporation

Mortgage Originator: Not Applicable

COUNTY IN WHICH PROPERTY IS LOCATED: Lyon

Property Address: 1185 US Highway 14, Florence, MN 56170-1107

Tax Parcel ID Number: 16-019006-0

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°00'00" 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°36'03" West along the North line of said Quarter a distance of 528.15 feet to the point of beginning; thence South 00°00'00" West a distance of 39.09 feet to an iron stake; thence continuing South 00°00'00" West a distance of 501.08 feet to an iron stake; thence continuing South 00°00'00" West a distance of 245.48 feet; thence North 88°36'03" West a distance of 437.33 feet to an iron stake; thence North 00°59'39" West a distance of 739.17 feet to an iron stake; thence continuing North 00°59'39" West a distance of 46.93 feet to said north line; thence South 88°36'03" 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

DATED: September 10, 2019

ASSIGNEE OF MORTGAGEE: PHH Mortgage 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: 041987F01

(First Date of Pub.: Wed., Sept. 18, 2019)

(Dates of Pub.: Wed., Sept. 18, 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 Records 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.

Unless the mortgage is reinstated under Minnesota Statute 580.30 or the property is redeemed under Minnesota Statute 580.23 the property must be vacated by May 12, 2020. If this date falls on a Saturday, Sunday or legal holiday, the date to vacate will be the next business day at 11:59 p.m.

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR

NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE SALE

The above referenced sale scheduled for September 12, 2019, at 10:00 AM, has been postponed to November 12, 2019, at 10:00 AM, and will be held at Sheriffs main address 611 West Main Street, Marshall, MN 56258.

Unless the mortgage is reinstated under Minnesota Statute 580.30 or the property is redeemed under Minnesota Statute 580.23 the property must be vacated by May 12, 2020. If this date falls on a Saturday, Sunday or legal holiday, the date to vacate will be the next business day at 11:59 p.m.

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.

Dated: September 10, 2019.

CARRINGTON MORTGAGE SERVICES, LLC Assignee of Mortgagee

SHAPIRO & ZIELKE, LLP 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

19-111518

Attorney for Assignee of Mortgagee

PRODUCTION, AND ARE ABANDONED.

Dated: July 19, 2019

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

NOTICE IS HEREBY GIVEN: That default has occurred in the conditions of the following described mortgage:

DATE OF MORTGAGE: November 24, 2009

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$113,150.00

MORTGAGOR(S): John Yearous and Crystal Yearous, as husband and wife

MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as nominee for Granite Mortgage & Construction Finance, Inc.

DATE AND PLACE OF FILING: Recorded on December 24, 2009 as Document Number 184359 in the Office of the County Recorder of Lyon County, Minnesota.

ASSIGNMENTS OF MORTGAGE: Assigned to: U.S. Bank National Association by assignment recorded on May 17, 2019 as Document Number ER06927 in the Office of the County Recorder of Lyon County, Minnesota.

LEGAL DESCRIPTION OF PROPERTY: A tract of land located in the Northeast Quarter of Section 32, Township 110, Range 41, Lyon County, Minnesota, being more particularly described as follows;

Commencing at the East Quarter Corner of said Section 32, thence North 00 degrees 00 minutes 00 seconds East assumed bearing along the East line of said Northeast Quarter 1091.26 feet to the Point of Beginning; thence North 80 degrees 52 minutes 37 seconds West 493.68 feet; thence North 71 degrees 14 minutes 34 seconds West 215.79 feet; thence North 10 degrees 10 minutes 25 seconds West 265.22 feet; thence North 00 degrees 12 minutes 36 seconds West 84.87 feet; thence North 87 degrees 28 minutes 30 seconds East 739.64 feet more or less to a point on said East line of the Northeast Quarter, thence South 00 degrees 00 minutes 00 seconds East 526.17 feet to the Point of Beginning.

STREET ADDRESS OF PROPERTY: 1671 250TH AVE, BALATON, MN 56115

COUNTY IN WHICH PROPERTY IS LOCATED: Lyon County, Minnesota.

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: \$95,557.67

TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc.

NAME OF MORTGAGE ORIGINATOR: Granite Mortgage & Construction Finance, Inc.

RESIDENTIAL SERVICER: U.S. Bank National Association

TAX PARCEL IDENTIFICATION NUMBER: 17-032007-0

TRANSACTION AGENT'S MORTGAGE IDENTIFICATION NUMBER: 100021268100003710

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