

Public Notice

(First Date of Pub.: Wed., Feb. 19, 2020)
(Dates of Pub.: Wed. Feb. 19, 26, March 4, 11, 18, 25)

(First Date of Pub.: Wed. Feb. 19, 2020)
(Dates of Pub.: Wed. Feb. 19, 26, 2020)

(First Date of Pub.: Wed., Jan. 22, 2020)
(Dates of Pub.: Wed., Jan. 22, 29, Feb. 5, 12, 19, 26, 2020)

DATE AND TIME OF SALE: March 12, 2020, 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.

NOTICE OF MORTGAGE FORECLOSURE SALE

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

DATE OF MORTGAGE: September 10, 2004
ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$40,000.00
MORTGAGOR(S): Amy Renner, an unmarried person
MORTGAGEE: PHH Mortgage Services

DATE AND PLACE OF RECORDING:

Recorded: September 15, 2004
Lyon County Recorder
Document Number: 155950
Transaction Agent: Not Applicable
Transaction Agent Mortgage Identification Number: Not Applicable
Lender or Broker: PHH Mortgage Services
Residential Mortgage Servicer: PHH Mortgage Corporation
Mortgage Originator: Not Applicable
COUNTY IN WHICH PROPERTY IS LOCATED: Lyon
Property Address: 207 Water St, Russell, MN 56169-4007
Tax Parcel ID Number: 29-114009-0

LEGAL DESCRIPTION OF PROPERTY: Lot Eleven (11), Polejewski Addition to the City of Russell, Lyon County, Minnesota, except the Southerly 40 feet of Lot 11, Polejewski Addition to the City of Russell, Minnesota

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$30,123.99

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 02, 2020 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 02, 2020, or the next business day if October 02, 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 14, 2020
MORTGAGEE: PHH Mortgage Corporation, dba PHH Mortgage Services

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

File Number: 043645F01

STATE OF MINNESOTA

NOTICE OF PRESIDENTIAL NOMINATION PRIMARY

Pursuant to Minnesota Statute 207A.11, a Presidential Nomination Primary will be held on Tuesday, March 3, 2020, in the State of Minnesota, the County of Lyon. The Presidential Nomination Primary will be held in all 33 precincts located in Lyon County and the polls will be open from the hours of seven (7) or ten (10) o'clock AM to the hour of eight (8) o'clock PM for the purpose of voting for a presidential candidate.

Presidential nomination primary voters must be registered to vote pursuant to Minnesota Statute 201.054, subd. 1.

Nomination primary voters must also request the ballot of the major political party for whose candidate the individual wishes to vote. Polling place election judges must record in the polling place roster the name of the major political party whose ballot the voter requested. The county auditor must include the name of the major political party whose ballot the voter requested with the voting history of the nomination primary election.

The major political party ballot selected by a nomination primary voter is private data, except that it will be shared with the chairs of the major political parties in the State of Minnesota.

Polling Place Locations and Start Times (all polls close at 8 pm):

Balaton Community Center, 134 3rd St City of Balaton – 7 am Rock Lake Township – 7 am	Marshall Area YMCA, 200 S A St City of Marshall, Ward 3 – 7 am
Clifton Town Hall, 3051 Co Rd 6 Clifton Township – 10 am	Minneota Community Center, 129 E 1st St City of Minneota – 7 am Nordland Township – 7 am Westerheim Township – 7 am
Cottonwood Community Center, 142 W Main St City of Cottonwood – 7 am	Russell Community Center, 200 Front St Island Lake Township – 7 am Lyons Township – 7 am City of Russell – 7 am
Lynd Community Center, 111 W Railroad St City of Lynd – 7 am Lynd Township – 7 am	Veterans Memorial Center (Tracy), 336 Morgan St City of Tracy – 7 am
Red Baron Arena, 1651 Victory Dr City of Marshall, Ward 1 – 7 am	Monroe Township Hall, Wheels Across the Prairie Museum, 3297 US Hwy 14 (Tracy) Monroe Township – 7 am
Marshall Middle School, 401 S Saratoga St City of Marshall, Ward 2 – 7 am	

The Auditor/Treasurer's office [2nd floor of the Lyon County Government Center, 607 West Main St in Marshall] is the polling place for **mail ballot precincts** – open 7 am to 8 pm on March 3rd:

Amiret Township	Grandview Township
Coon Creek Township	Lake Marshall Township
Custer Township	Lucas Township
Eidsvold Township	Shelburne Township
Fairview Township	Sodus Township
City of Florence	Stanley Township
City of Garvin	City of Taunton
City of Ghent	Vallers Township

Dated January 31, 2020 E.J. Moberg, Auditor/Treasurer
Lyon County Minnesota

(First Date of Pub.: Wed. Feb 19, 2020)
(Dates of Pub.: Wed., Feb. 19, 26, 2020)

(First Date of Pub.: Wed., Feb. 19, 2020)
(Dates of Pub.: Wed., Feb. 19, 26, 2020)

PUBLIC NOTICE – ELECTION DAY REGISTRATION

Pre-registration for the Presidential Nomination Primary on March 3rd ended on February 11th.

To register at your polling place on Election Day, bring one proof of residence listed below.

1: ID with Current Name and Address

Accepted IDs:
• Valid Minnesota driver's license, learner's permit, or ID; or a receipt for any of these
• Tribal ID card with your name, address, photo and signature.

2: Photo ID Plus a Document with Current Name and Address

The ID can be expired and the document can also be shown electronically on a device (smartphone, etc.)

Accepted photo IDs
• Driver's license, state ID card or learner's permit issued by any state
• U.S. passport
• U.S. Military or Veteran ID
• Tribal ID with the name, signature and photo
• Minnesota university, college or technical college ID
• Minnesota high school ID
Approved documents
• Bill, account or start of service statement due or dated within 30 days of the election for:
◦ Phone, TV or internet
◦ Solid waste, sewer, electric, gas or water
◦ Banking or credit card
◦ Rent or mortgage
◦ Residential lease or rent agreement valid through Election Day
◦ Current student fee statement

3: Registered Voter Who Can Confirm Your Name and Address

A registered voter from your precinct can go with you to the polling place to sign an oath confirming your address. This is known as 'vouching.' A registered voter can vouch for up to eight voters. You cannot vouch for others if someone vouched for you.

4: College Student ID with Housing List

Colleges and universities send election officials a student housing list. If you are on the list, show your college photo ID to complete your registration.

5: Valid Registration in the Precinct

If you are registered in the precinct but changed names or moved within the same precinct, you only need to tell the election official your previous name or address.

6: Notice of Late Registration

If you registered to vote within 20 days of the election, you may receive a Notice of Late Registration in the mail. Bring it with you and use it as your proof of residence to register.

7: Staff Person of a Residential Facility

If you live in a residential facility, a staff person can go with you to the polling place to confirm your address. This is known as 'vouching.' A staff person can vouch for all eligible voters living in the facility.

Please contact the Auditor/Treasurer's office with any questions at 507-537-6724, option 4 or elections@co.lyon.mn.us.

E.J. Moberg
Lyon County Auditor/Treasurer

LYON COUNTY AUDITOR/TREASURER

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: August 10, 2012
ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$57,942.00
MORTGAGOR(S): Vernes Ann Bostic, an unmarried woman
MORTGAGEE: JPMorgan Chase Bank, N.A.

LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON THE MORTGAGE: JPMorgan Chase Bank, N.A.

SERVICER: NewRez LLC, f/k/a New Penn Financial, LLC, d/b/a Shellpoint Mortgage Servicing

DATE AND PLACE OF FILING: Filed September 6, 2012, Lyon County Recorder, as Document Number ER01927

ASSIGNMENTS OF MORTGAGE: Assigned to: NewRez LLC f/k/a New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing
LEGAL DESCRIPTION OF PROPERTY:

Lots Twenty-One (21), Twenty-Two (22), Twenty-Three (23) and Twenty-Four (24) of Block 3, Moses Third Addition to the City of Tracy, State of Minnesota.

PROPERTY ADDRESS: 161 E Craig Ave, Tracy, MN 56175
PROPERTY IDENTIFICATION NUMBER: 31-1160190

COUNTY IN WHICH PROPERTY IS LOCATED: Lyon

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: \$53,644.49

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 Pub. Date: Wed. Feb. 19, 2020)

(Dates of Pub.: Wed., Feb. 19, 26, March 4, 11, 18, 25)

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 14, 2013
ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$39,140.00
MORTGAGOR(S): Sunita Lang Vang, a single person
MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Minnwest Mortgage Corporation, its successors and assigns

DATE AND PLACE OF RECORDING:
Recorded: November 14, 2013
Lyon County Recorder
Document Number: 201433
ASSIGNMENTS OF MORTGAGE:
And assigned to: BOKF, N.A.
Dated: January 30, 2020
Recorded: February 04, 2020
Lyon County Recorder
Document Number: ER08007
Transaction Agent: Mortgage Electronic Registration Systems, Inc.

Transaction Agent Mortgage Identification Number: 1009465-0000001332-0
Lender or Broker: Minnwest Mortgage Corporation
Residential Mortgage Servicer: BOK Financial, N.A.
Mortgage Originator: Not Applicable
COUNTY IN WHICH PROPERTY IS LOCATED: Lyon
Property Address: 801 Greenwood Ave, Tracy, MN 56175-1650
Tax Parcel ID Number: 31-108016-0
LEGAL DESCRIPTION OF PROPERTY: Lots One (1), Two (2) and Three (3), all in Block Three (3), Cowles & Davis Addition to the City of Tracy, Lyon County, Minnesota
AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$34,632.01

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,

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 6 months from the date of said sale by the mortgagor(s) the personal representatives or assigns.

DATE AND TIME OF SALE: February 18, 2020
ASSIGNEE OF MORTGAGEE: BOKF, N.A.

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

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: January 16, 2020

NewRez LLC, f/k/a New Penn Financial, LLC, d/b/a Shellpoint Mortgage Servicing
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

the above-described property will be sold by the Sheriff of said county as follows:

DATE AND TIME OF SALE: April 02, 2020 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 02, 2020, or the next business day if October 02, 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 18, 2020
ASSIGNEE OF MORTGAGEE: BOKF, N.A.

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

File Number: 043715F01



KEEP TRACK

of your farm income & expenses with a
FARM & RANCH RECORD BOOK

- **Income:** Livestock Sales, Egg Sales, Produce and other farm income
- **Expenditures:** Labor, Cost of Repairs/Maintenance, Interest of Notes & Mortgages, Feed, Seed, Fertilizer, Machine Hire, Supplies, Breeding/Vet Fees, Gas/Fuel/Oil, Storage, Taxes, Insurance, Water, Electricity, Phone, Land Rent, Freight/Trucking, and more.
- **Summary Section:** Income & Deductions (Cash & Accrual), Inventory, Expenses, Depreciation
- **Miscellaneous Section:** Personal Income, Personal Deductible Expenditures, Assets/Liabilities/Net Worth.

ABOVE THE FOLD

PUBLISHING, LLC

207 4TH STREET • TRACY, MN
(507) 629-4300



ONLY
\$495