

Public Notice

(First Date of Pub.:
Wed., June 17, 2020)
(Dates of Pub.: Wed. June 17, 24,
July 1, 8, 15, 22, 2020)

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: November 2, 2018
ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$95,635.00
MORTGAGOR(S): Teresa Jean Agresto, married woman
MORTGAGEE: Mortgage Electronic Registration Systems, Inc.

TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc.

MIN#: 1005210-0808035512-7
LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON THE MORTGAGE: Plains Commerce Bank

SERVICER: Nationstar Mortgage LLC d/b/a Mr. Cooper

DATE AND PLACE OF FILING: Filed November 5, 2018, Lyon County Recorder, as Document Number ER06460

ASSIGNMENTS OF MORTGAGE: Assigned to: Nationstar Mortgage LLC d/b/a Mr. Cooper

LEGAL DESCRIPTION OF PROPERTY:

All that part of Lots 1, 2, 3, and 4 of Johnson's Addition to the City of Tracy, as filed and recorded in the office of the County Recorder in and for Lyon County, Minnesota, being more particularly described as follows: Beginning at the northeast corner of said Lot 1; thence South 88 degrees 46 minutes 44 seconds West, bearing based on Lyon County Coordinate System, along the north line of said Johnson's Addition, a distance of 661.46 feet, to the northwest corner said Lot 4; thence South 00 degrees 28 minutes 11 seconds East, along the west line of said Lot 4, a distance of 329.27 feet; thence North 88 degrees 46 minutes 44 seconds East a distance of 661.56 feet, to a point on the east line of said Lot 1; thence North 00 degrees 29 minutes 14 seconds West, along said east line, a distance of 329.27 feet, to the point of beginning.

PROPERTY ADDRESS: 431 Pine St, Tracy, MN 56175

PROPERTY IDENTIFICATION NUMBER: 31-106001-0

COUNTY IN WHICH PROPERTY IS LOCATED: Lyon

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE

ON THE DATE OF THE NOTICE: \$102,348.39

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 6, 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.

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 February 6, 2021, or the next business day if February 6, 2021 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: June 12, 2020
Nationstar Mortgage LLC d/b/a Mr. Cooper
Assignee of Mortgagee

SHAPIRO & ZIELKE, LLP

BY _____
Lawrence P. Zielke - 152559
Melissa L. B. Porter - 0337778
Gary J. Evers - 0134764
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., July 1, 2020)
(Dates of Pub.: Wed., July 1, 8, 15,
22, 29, Aug. 5, 2020)

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 16, 2016
ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$94,831.00
MORTGAGOR(S): Jason James Kramer, unmarried man
MORTGAGEE: Mortgage Electronic Registration Systems, Inc.

TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc.

MIN#: 100397204043919148
LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON THE MORTGAGE: Nationstar Mortgage LLC, DBA Greenlight Loans

SERVICER: MidFirst Bank

DATE AND PLACE OF FILING: Filed January 28, 2016, Lyon County Recorder, as Document Number ER04205

ASSIGNMENTS OF MORTGAGE: Assigned to: MidFirst Bank

LEGAL DESCRIPTION OF PROPERTY:

Lot Ten (10), Block Eight (8), Addition "A" to the City of Marshall
PROPERTY ADDRESS: 504 Lynd St, Marshall, MN 56258
PROPERTY IDENTIFICATION NUMBER: 27-100080-0
COUNTY IN WHICH PROPERTY IS LOCATED: Lyon
THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE GOOD THROUGH JULY 8, 2020: \$90,716.19

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., June 17, 2020)
(Dates of Pub.: Wed. June 17, 24,
July 1, 8, 15, 22, 2020)

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 3, 2005
ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$62,000.00
MORTGAGOR(S): William J Baskerville and Lynda J Baskerville, husband and wife
MORTGAGEE: Mortgage Electronic Registration Systems, Inc.

TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc.

MIN#: 1001464-0162300009-1
LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON THE MORTGAGE: Primary Residential Mortgage Inc.

SERVICER: Nationstar Mortgage LLC d/b/a Mr. Cooper

DATE AND PLACE OF FILING: Filed August 8, 2005, Lyon County Recorder, as Document Number 161256

ASSIGNMENTS OF MORTGAGE: Assigned to: Nationstar Mortgage LLC d/b/a Mr. Cooper
LEGAL DESCRIPTION OF PROPERTY: Westerly 29 feet of Lot 14, and all of Lot 15, except the West 13 feet thereof, of Block 20, Second Railway Addition to the City of Tracy

PROPERTY ADDRESS: 467 Hollett St, Tracy, MN 56175

PROPERTY IDENTIFICATION NUMBER: 31-104139-0

COUNTY IN WHICH PROPERTY IS LOCATED: Lyon

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: \$63,349.79

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;

DATE AND TIME OF SALE: August 18, 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.

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 February 18, 2021, or the next business day if February 18, 2021 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: June 23, 2020

MidFirst Bank
Assignee of Mortgagee

SHAPIRO & ZIELKE, LLP

BY _____
Lawrence P. Zielke - 152559
Melissa L. B. Porter - 0337778
Gary J. Evers - 0134764
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

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 4, 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.

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 February 4, 2021, or the next business day if February 4, 2021 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: June 9, 2020

Nationstar Mortgage LLC d/b/a Mr. Cooper
Assignee of Mortgagee

SHAPIRO & ZIELKE, LLP

BY _____
Lawrence P. Zielke - 152559
Melissa L. B. Porter - 0337778
Gary J. Evers - 0134764
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., July 15, 2020)
(Dates of Pub.: Wed., July 15, 22, 2020)

NOTICE OF FILING DATES FOR ELECTION TO THE SCHOOL BOARD INDEPENDENT SCHOOL DISTRICT NO. 2904 (Tracy Area Public School District) STATE OF MINNESOTA

NOTICE IS HEREBY GIVEN that the period for filing affidavits of candidacy for the office of school board member of Independent School District No. 2904 shall begin on July 28, 2020, and shall close at 5:00** o'clock p.m. on August 11, 2020.

The general election shall be held on Tuesday, November 3, 2020. At that election, (4) four members will be elected to the School Board for terms of four (4) years each. Affidavits of Candidacy are

available from the school district clerk, (934 Pine Street, Tracy, MN 56175). The filing fee for this office is \$2. A candidate for this office must be an eligible voter, must be 21 years of age or more on assuming office, must have been a resident of the school district from which the candidate seeks election for thirty (30) days before the general election, and must have no other affidavit on file for any other office at the same primary or next ensuing general election.

The affidavits of candidacy must be filed in the office of the school district clerk and the filing fee paid prior to 5:00** o'clock p.m. on August 11, 2020.

Dated: June 29, 2020

BY ORDER OF THE SCHOOL BOARD

/s/ Nicole Swanson
School District Clerk

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