

Public Notice

(First Date of Pub.: Wed. Feb. 2, 2022)

(Dates of Pub.: Wed., Feb. 2, 9, 16, 23, March 2, 9, 2022)

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: June 28, 2016

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$142,160.00

MORTGAGOR(S): Vicki L. Beckler, a single woman

MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as nominee for Homeowners Financial Group USA, LLC

DATE AND PLACE OF FILING: Recorded on June 29, 2016 as Document Number 210013 in the Office of the County Recorder of Lyon County, Minnesota.

ASSIGNMENTS OF MORTGAGE: Assigned to: Wells Fargo Bank, N.A. by assignment recorded on January 29, 2018 as Document Number ER05767 in the Office of the County Recorder of Lyon County, Minnesota.

LEGAL DESCRIPTION OF PROPERTY: Lot Eight (8) in Block One (1) of Sunrise Park Addition to the City of Marshall, Minnesota according to the recorded plat thereof, Lyon County, Minnesota.

STREET ADDRESS OF PROPERTY: 214 CARROW CIR, MARSHALL, MN 56258

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

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: \$153,516.21

TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc.

NAME OF MORTGAGE ORIGINATOR: Homeowners Financial Group USA, LLC

RESIDENTIAL SERVICER: wells Fargo Bank, N.A.

TAX PARCEL IDENTIFICATION NUMBER: 27-837008-0

TRANSACTION AGENT'S MORTGAGE IDENTIFICATION NUMBER: 1003775-1300114233-5

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 been instituted, that the same has been discontinued, or that an execution upon the judgment rendered therein has been returned unsatisfied, in whole or in part.

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: March 31, 2022 at 10:00 AM.

PLACE OF SALE: Lyon County Sheriff's Office, 611 West Main Street, Marshall, MN 56258.

to pay the debt then secured by said mortgage and taxes, if any actually paid by the mortgagee, on the premises and the costs and disbursements allowed by law. The time allowed by law for redemption by said mortgagor(s), their personal representatives or assigns is six (6) months from the date of sale.

TIME AND DATE TO VACATE PROPERTY: Unless said mortgage is reinstated or the property redeemed, or unless the time for redemption is reduced by judicial order, you must vacate the premises by 11:59 p.m. on September 30, 2022.

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.

MORTGAGOR(S) RELEASED FROM FINANCIAL OBLIGATION ON MORTGAGE: None

Dated: January 28, 2022

WELLS FARGO BANK, N.A. Mortgagee

TROTT LAW, P.C.

By: _____ /s/ N. Kibongni Fondungallah, Esq. Samuel R. Coleman, Esq. *Sung Woo Hong, Esq.* Attorneys for Mortgagee 25 Dale Street North St. Paul, MN 55102 (651) 209-9760 (21-0108-FC01)

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.

(First Date of Pub.: Wed., Jan. 26, 2022)

(Dates of Pub.: Wed., Jan. 26, Feb. 2, 2022)

NOTICE OF PUBLIC HEARING

The Lyon County Board of Commissioners will hold a public hearing on February 15, 2022 at 9:30 AM during their regular Board Meeting to take public comment and act on the following ordinances: Public Health Administrative Ordinance, Public Health Food and Beverage Ordinance, Public Health Lodging Facility Ordinance, Public Health Swimming Pool Ordinance, Public Health Manufactured Home Parks and Recreational Camping Area Ordinance, and the Public Health Youth Camp Ordinance. These ordinances authorize Southwest Health and Human Services to license and inspect applicable establishments

according to MN Statute and Rules. These ordinances will replace the current Lyon County Public Health Ordinances that were enacted on November 1st, 2016. Lyon County is required to update these ordinances to meet the requirements of the Minnesota Department of Health's Food, Pools and Lodging Delegation Agreement with Southwest Health and Human Services. All interested parties are invited to attend.

Copies of the ordinances with the proposed revisions will be provided on request by emailing Jason Kloss at Jason.Kloss@swmhhs.com. Comments or questions on proposed ordinance revisions may be submitted in writing by February 9th, 2022 to Jason Kloss (Jason.Kloss@swmhhs.com), Southwest Health and Human Services--3001 Maple Road, Suite 100 Slayton, MN 56172.

PROTECT THE HOME WHERE YOUR DREAMS GROW.

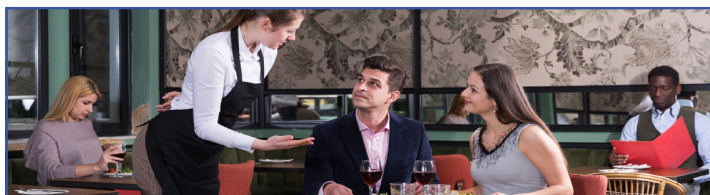
CALL ME TODAY AT (507) 532-3107.



Dave Coudert, Agent
dcoudert@amfam.com
206 W College Dr, Marshall



American Family Mutual Insurance Company, S.I. & its Operating Companies, 6000 American Parkway, Madison, WI 53783 ©2015 006441 - Rev. 2/20 - 13535311



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*2021 Minnesota Market Study, conducted by Coda Ventures