Public Notice

(First Date of Pub.:
Wed., Feb. 16, 2022)
(Dates of Pub.:
Wed., Feb. 16, 23, 2022)

Office of the
Minnesota Secretary of State
**CERTIFICATE OF
ASSUMED NAME**
Minnesota Statutes, Chapter 333

The filing of an assumed name does not provide a user with exclusive rights to that name. The filing is required for consumer protection in order to enable customers to be able to identify the true owner of a business.

ASSUMED NAME: VanIperen Coach Works
PRINCIPAL PLACE OF BUSINESS: 803 Elizabeth St., Marshall, MN 56258 USA
NAMEHOLDER(S): Vaniperen Coach Works L.L.C. 803 Elizabeth St., Marshall, MN 56258 USA

By typing my name, I, the undersigned, certify that I am signing this document as the person whose signature is required, or as agent of the person(s) whose signature would be required who has authorized me to sign this document on his/her behalf, or in both capacities. I further certify that I have completed all required fields, and that the information in this document is true and correct and in compliance with the applicable chapter of Minnesota Statues. I understand that by signing this document I am subject to the penalties of perjury as set forth in Section 609.48 as if I had signed this document under oath.

SIGNED BY: Cheyenne Moseley
MAILING ADDRESS: None Provided
EMAIL FOR OFFICIAL NOTICES: onlinefilings@legalzoom.com

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

NOTICE OF FINAL HEARING

For the Improvement of and Redetermination of Benefits for County Ditch 14

Notice is hereby given that the final hearing on the pending petition for improvement of County Ditch 14 ("CD 14") and the redetermination of benefits for CD 14 is hereby set as follows:

Wednesday, March 2, 2022 at 1:30 p.m., in the Commissioner Room at the Lyon County Government Center, 607 West Main Street in Marshall, MN.

The purpose of the hearing is to consider the petition for improvement, the engineer's report for the improvement of the main tile and three branches of CD 14, the viewers' reports for the improvement and for the redetermination of benefits, and to determine any separable maintenance.

The following owners of property and governmental entities are affected by the redetermination of benefits of CD 14:

Portions of sections 5, 6, 7, 8, 17, 18, and 20 of Custer Township and portions of sections 1, 12, and 13 of Rock Lake Township in Lyon County. The outlet for this tile system is into an unnamed steam in section 32 of Sodus Township. Landowners are David Christensen, Thomas Meulebroeck Trust, Bradley Paradis, Wallace & Barbara Paradis, June Herbert Family Trust, Darrell & Linda Williams, Douglas & Arleen Phinney, William Alfson, Mark & Carrie Mercie, Mark & Ruth Bonnstetter, David Kirk, Brandon Kirk, Charles & Gloria Timmerman, Anderson Family Trust & Kelley Nielson, Gayle & Lois Degler Trust, Gayle Degler Trust, Denise Gladis, Darryl Munsinger, Justin Hively, John Harrington, Stanley & Shirley Pagel, Schlorf Family Farms LLC, R&J Family Farm Business Trust, Arden Swan etal, Gerald & Debra Janssen, Michael Fedde & Jennifer Kaup, Gary & Carol Mitzner Trust, Witt Family Living Trust & Janice Sanderson, Cory Staufacker, Duane Swanson, Eric & Karen Christensen, Cathy Scheid, Mary Texidor, Shirley Anderson, Roland & Cynthia Rokeh, Fred Timmerman, Todd & Sara Davis, Wendland Family LLLP, David & Katherine Lustfield, Jeffrey & Diann Timmerman, Timmerman Trust, Mandana Heydarian, U.S. Fish & Wildlife Service, MN Department of Natural Resources, MN Department of Transportation, Custer Township, Rock Lake Township, Sodus Township, and Lyon County Highway Department.

The course of the proposed improvement to CD 14 is described as follows:

Branch 1: from its junction with the Main in the center of the NW ¼ of the NW ¼ of Custer Township section 7 to its terminus in the SE ¼ of the SE ¼ of Rock Lake Township section 1.

Fork 1, Branch 1 (aka Branch 1A): from its junction with Branch 1 in the NW ¼ of the NW ¼ of Custer Township section 7 to the north line of the NW ¼ of the NW ¼ of Custer Township section 7 (south of the 151st St. Right of Way).

Branch 2: from its junction with the Main in the NE ¼ of the SE ¼ of Custer Township section 6 to its terminus in the SW ¼ of the SE ¼ of Custer Township section 6.

Main: from the outlet in the SE ¼ of the SW ¼ of Sodus Township section 32 to the south line of the NW ¼ of the NW ¼ of Custer Township section 7.

The engineer has submitted and filed a final detailed survey report to the drainage authority. The property owner's report and the viewers' report for the improvement and the redetermination of benefits have been submitted and filed and the petition is pending.

The drainage authority will hear a detailed survey report prepared by the engineer discussing the improvement and separable maintenance. The viewers' report for the improvement and the redetermination of benefits will also be heard.

If you need further information regarding this hearing, please contact acting Lyon County Ditch Inspector John Biren at (507) 532-8207, extension 3.

E. J. Moberg
Lyon County Auditor/Treasurer