Public Notice

(First Date of Pub.: Wed., May 18, 2022)
(Dates of Pub: Wed., May 18, 2022)

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 5, 2007

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: $69,972.00

MORTGAGOR(S): Scott J Walters and Dawn L Walters, Husband and Wife

MORTGAGEE: Bank of the West, a California Corporation

DATE AND PLACE OF RECORDING:
Recorded: January 5, 2007 Lyon County Recorder
Document Number: 169240

ASSIGNMENTS OF MORTGAGE:
And assigned to: Minnesota Housing Finance Agency
Dated: February 15, 2007
Recorded: February 28, 2007 Lyon County Recorder
Document Number: 169949

Transaction Agent: Not Applicable
Transaction Agent Mortgage Identification Number: Not Applicable
Lender/Broker/Mortgage Originator: Bank of the West, a California Corporation
Residential Mortgage Servicer: U.S. Bank National Association

COUNTY IN WHICH PROPERTY IS LOCATED: Lyon
Property Address: 109 S Redwood Street, Lynd, MN 56157
Tax Parcel ID Number: 26-114004-0

LEGAL DESCRIPTION OF PROPERTY: All that part of the NW1/4NW1/4 Section 34, Township 111, Range 42, Lyon County, Minn., described as follows:

Beginning at the Northwest corner of Section 34, Township 111, Range 42, thence northerly along the west line of Section 27, Township 111, Range 42 a distance of 46.5 feet; thence easterly on a line deflecting 88°30` from the prolongation of the last described course, a distance of 284 feet, thence southerly at right angles, a distance of 70 feet to the true point of beginning; thence southerly along the prolongation of the last line, a distance of 60 feet, thence easterly at right angles, a distance of 115 feet; thence northerly at right angles, a distance of 60 feet, thence westerly a distance of 115 feet to the true point of beginning
Also the right and privilege of a strip 60 feet in width, adjoining and parallel with the westerly side of the above described premises, and southerly to the northerly right of way line of C.S.A.H. No. 25 as now laid out and constructed, and northerly a distance of 70 feet, more or less, for the purpose of a street for ingress and egress to the above described premises

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: $59,197.77

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; that this is registered property;

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: May 5, 2022 at 10:00 AM

PLACE OF SALE: County Sheriff`s office, in the lobby of the Law Enforcement Center, 611 West 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 November 5, 2022, or the next business day if November 07, 2022 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: March 4, 2022
MORTGAGEE: MINNESOTA HOUSING FINANCE AGENCY

Wilford, Geske & Cook, P.A.
Attorneys for Mortgagee
7616 Currell Boulevard, Suite 200
Woodbury, MN 55125
(651) 209-3300

File Number: 050490-F1

NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE SALE

The above referenced sale scheduled for May 5, 2022 at 10:00 AM has been postponed to June 9, 2022 at 10:00 AM in the Lyon County Sheriff`s office, in the lobby of the Law Enforcement Center, 611 West Main Street, Marshall, Minnesota in said County and State.

DATED: May 17, 2022

ASSIGNEE OF MORTGAGEE: MINNESOTA HOUSING FINANCE AGENCY

Wilford, Geske & Cook, P.A.
Attorneys for Mortgagee
7616 Currell Boulevard, Suite 200
Woodbury, MN 55125
(651) 209-3300

File Number: 050490-F1

(First Date of Pub.:
Wed., May 18, 2022)
(Dates of Pub.:
Wed., May 18, 2022)

NOTICE TO THE PUBLIC

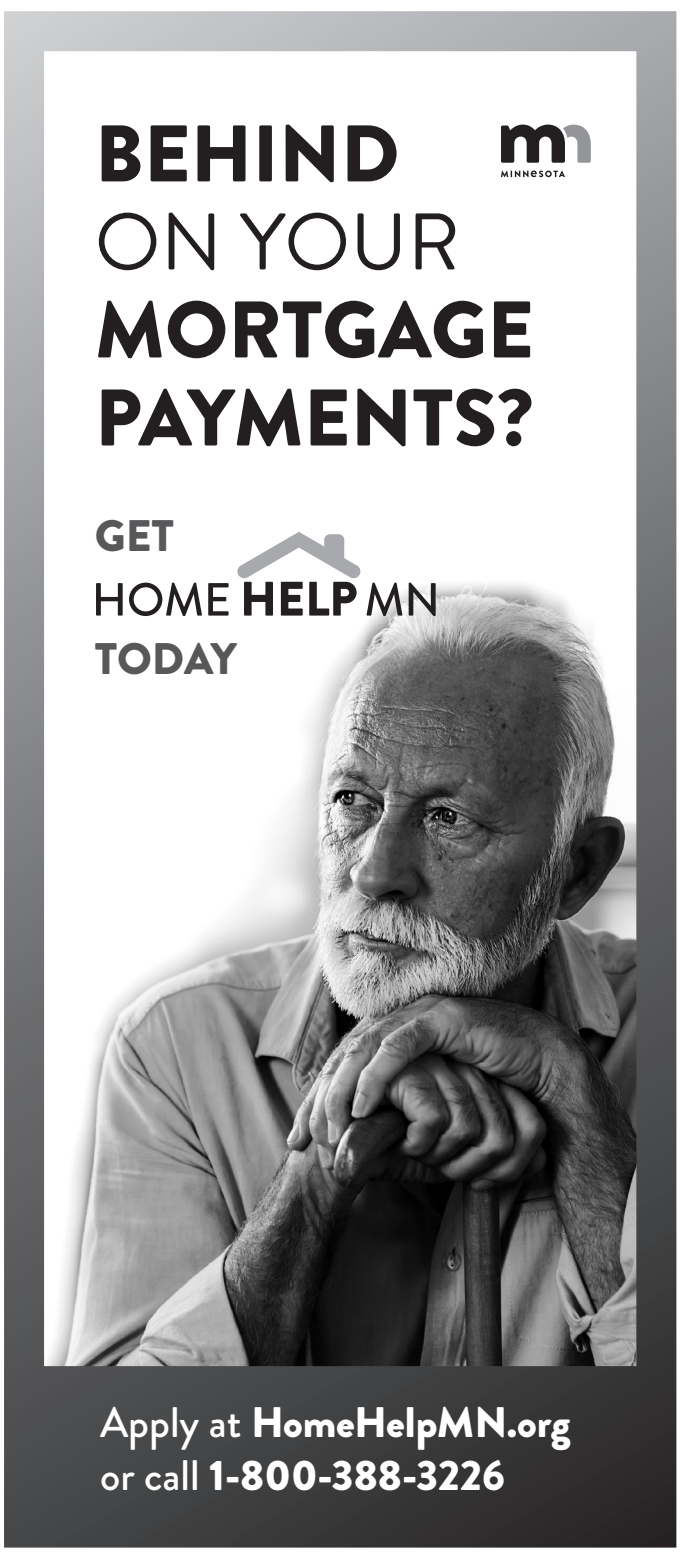
The Lyon County Regional Landfill will be closed through Friday, May 27 to the public. ONLY general contractors or garbage haulers will be allowed on site to dispose garbage. This is for safety reasons during scalehouse construction. The landfill will re-open to the public on Saturday, May 28. For questions about alternate garbage disposal options please call the landfill office at 507-865-4615.

(First Date of Pub.:
Wed., May 4, 2022)
(Dates of Pub.:
Wed., May 4, 11, 18, 2022)

NOTICE OF PUBLIC HEARING

The City of Tracy has developed a Wellhead Protection Plan for its drinking water supply wells. Consistent with the Minnesota Wellhead Protection Rule (part 4720.5350, subpart 4), a Public Hearing will be held on Monday, May 23, 2022, at 6:45 PM at the Tracy City Council Chambers, 336 Morgan Street, Tracy, Minnesota to discuss comments provided from local units of government and solicit comments from the public.

A copy of the Wellhead Protection Plan is available from the city for review. Questions may be directed to Shane Daniels, City of Tracy, 507-828-0417.



(First Date of Pub.: Wed., April 20, 2022)
(Dates of Pub.: Wed., April 20, 27, May 4, 11, 18, 25, 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: November 20, 2017

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: $95,250.00

MORTGAGOR(S): Orwill J. Wigen Jr. and Lorraine J. Wigen, husband and wife

MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as nominee for Live Well Financial, Inc.

DATE AND PLACE OF FILING: Recorded on November 29, 2017 as Document Number ER05616 in the Office of the County Recorder of Lyon County, Minnesota.

ASSIGNMENTS OF MORTGAGE: Assigned to: Reverse Mortgage Funding LLC by assignment recorded on March 7, 2022 as Document Number ER13380 in the Office of the County Recorder of Lyon County, Minnesota.

LEGAL DESCRIPTION OF PROPERTY: A part of the Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4) of Section Twenty-four (24), Township One Hundred Nine (109) North, Range Forty (40) West, described as follows: Beginning at a point 688.5 feet East and 33 feet South of the Northwest corner of said Section 24; running thence East 132.5 feet; running thence South 100 feet; running thence West 132.5 feet; running thence North 100 feet to the point of beginning.

Excepting therefrom a tract heretofore conveyed to the City of Tracy for use as a public street
Lyon County, Minnesota.

STREET ADDRESS OF PROPERTY: 774 EASY ST, TRACY, MN 56175

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

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: $48,753.92

TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc.

NAME OF MORTGAGE ORIGINATOR: Live Well Financial, Inc.

RESIDENTIAL SERVICER: Celink

TAX PARCEL IDENTIFICATION NUMBER: 31-184011-0

TRANSACTION AGENT'S MORTGAGE IDENTIFICATION NUMBER: 100877800040046600

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: June 09, 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 twelve (12) 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 June 9, 2023.

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: April 14, 2022
REVERSE MORTGAGE FUNDING LLC
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
(22-0414-FC01)

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.