

Public Notice

(First Date of Pub.: Wed., Aug. 24, 2022)
 (Dates of Pub.: Aug., 24, 31, Sept. 7, 14, 21, 28, 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

Lyon County, Minnesota.
 THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: \$158,089.60
 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: October 13, 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 April 13, 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: August 16, 2022

WELLS FARGO BANK, N.A.
 Mortgagee

TROTT LAW, P.C.


By: _____

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
 (22-0108-FC01)


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Certified Public Accountants

GREG SHAW, CPA; EDWARD CARTER, ENROLLED AGENT
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TIMED ONLINE | NO-RESERVE FARM RETIREMENT AUCTION

BIDDING CLOSES: TUES., SEPTEMBER 13TH, 2022
 STARTING AT 10:00 AM^{CDT}

PHYSICAL ADDRESS: 17511 US HWY 14, WALNUT GROVE, MN 56180



INSPECTION DATE: MON., SEPTEMBER 12TH • 9:00 AM - 4:00 PM

HIGHLIGHTS: JD 8640 4wd tractor; JD 8630 4wd tractor; JD 8430 4wd tractor; JD 4440 2wd tractor; JD 4320 2wd tractor; JD 70 2wd tractor; Farmall B 2wd tractor; JD 7720 Titan II 2wd combine; JD 6620 Turbo 2wd combine; JD 543 5 row 30" corn head; JD 443 4 row 30" corn head; JD 920 20' platform; JD 100 series pickup head; JD 960 32.5' field cultivator; JD 1100 24.5' field cultivator; 2008 Sunflower 4511 11 shank disc ripper; International 470 18.5' disk; JD 2700 5-18" semi mount plow; JD 2600 5-20" semi mount plow; International 153 8 row 30" cultivator; TaylorWay 16' 3-pt. chisel plow; 13 row 3-pt. NH3 applicator; (2) Brent 544 gravity wagons; (2) Unverferth 530 gravity wagons; Kory 220 bu. gravity wagon; Westfield W100-51 10"x51" auger; Koyker 7.5"x45" auger; Koyker 7.5"x35" auger; Snoco 6"x35" auger; Sudenga 6"x20 auger; Backsaver 4"x16" auger; '71 International LoadStar 1600 grain truck; '79 Chevrolet K10 Scottsdale 4wd pickup; '75 Chevrolet C20 Scottsdale 2wd pickup - one owner; '75 Chevrolet C20 Scottsdale 2wd pickup; Demco HT 1,000 gal. pull-type sprayer; Century 750 gal. pull-type sprayer; Walsh LP-500 500 gal. pull-type sprayer; 12 row 30" 3-pt. liquid bander; Minnesota 10' barge wagon on JD running gear; New Holland 350 grinder mixer; New Idea 828 14' stalk chopper; Oliver Superior 38 10' grain drill; International 45 silage blower; 16' hayrack on New Idea running gear; 12' hayrack on New Idea running gear; Farm Fans CF/AB270 grain dryer; DryMor Goldfinch grain dryer; Lowry 1,400 bu. portable wet bin; Butler 10,5000 bu. 30' grain bin; (2) Butler 7,000 bu. 24' grain bins; Butler 4,500 bu. 21' grain bin; (2) 2,000 bu. 18' grain bins; 30' sweep auger; 24' sweep auger; 11' bin roof auger; Caldwell 18" aeration fan; Caldwell 12" aeration fan; Kinze 3600 12/23 planter; (2) Kory 220 bu. gravity wagons w/ hyd. drive seed auger; (3) JD 40 series row units w/ snouts; 1,500 gal. poly tank; Briggs & Stratton 5.5 hp eng. w/ 2" pump; plus much more!

CONSIGNED BY NEIGHBORS: Holly Farms, Doug Krentz (507) 828-2454; JD 3710 9-bottom 3-pt. plow- one owner; HyGrade 16' 6-way pull-type blade- one owner; Brillion XXL-184 46' packer- one owner; Degelman R5705 PT reel type rock picker; Melroe 202 16' drill - one owner; Randy Tietz (507) 828-8393 - Weber 8 row 15" 3-pt. cultivator; JD RM 8 row 15" 3-pt. cultivator; Sudenga seed delivery system on skid; New Holland 518 manure spreader; Shop Built 14' flatbed trailer w/ 1,000 gal. poly tank

JAMES ANDERSON
 EQUIPMENT QUESTIONS: JAMES (507) 626-5650
 Auction Managers: Frank Roering (320) 290-8490 & Allen Henslin (320) 979-1808



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