

Public Notice

(First Date of Pub.: Wed., April 19, 2023)
 (Dates of Pub.: Wed., April 19, 26, May 3, 10, 17, 24, 2023)

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; thereafter assigned to U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for VRMTG Asset Trust by assignment recorded on December 20, 2022 as Document Number ER14973 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: \$162,809.84
 TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc.
 NAME OF MORTGAGE ORIGINATOR: Homeowners Financial Group USA, LLC
 RESIDENTIAL SERVICER: Shellpoint Mortgage Servicing
 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: June 08, 2023 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 December 8, 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 13, 2023

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST 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
 (22-0108-FC02)

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.

(First Date of Pub.: Wed., April 12, 2023)
 (Dates of Pub.: Wed., April 12, 19, 26, May 3, 10, 17, 2023)

NOTICE OF MORTGAGE FORECLOSURE SALE

NOTICE IS HEREBY GIVEN that default has occurred in the conditions of the following described mortgage:
 DATE OF MORTGAGE: July 1, 2011
 ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$83,558.00
 MORTGAGOR(S): Michael Robert Wing and Jennifer Jean Wing, husband and wife
 MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for U.S. Bank N.A., its successors and assigns
 DATE AND PLACE OF RECORDING: Recorded: July 5, 2011 Lyon County Recorder
 Document Number: 191432

And reformed by: Court Order Recorded: February 27, 2023 Document Number: ER15247

ASSIGNMENTS OF MORTGAGE:
 And assigned to: U.S. Bank National Association
 Dated: February 14, 2017
 Recorded: February 14, 2017
 Lyon County Recorder
 Document Number: ER04995
 Transaction Agent: Mortgage Electronic Registration Systems, Inc.
 Transaction Agent Mortgage Identification Number: 100021200003826889
 Lender/Broker/Mortgage Originator: U.S. Bank N.A.
 Residential Mortgage Servicer: U.S. Bank National Association

COUNTY IN WHICH PROPERTY IS LOCATED: Lyon County
 Property Address: 400 1st Ave W, Balaton, MN 56115
 Tax Parcel ID Number: 21-144019-0
 LEGAL DESCRIPTION

OF PROPERTY: Part of the Southeast Quarter of the Northeast Quarter (SE 1/4 NE 1/4) of Section Twenty-two (22), Township One Hundred Nine (109), Range Forty-two (42), described as follows: Commencing on the East line thirty Six (36) rods North of the Southeast Corner of the Northeast Quarter (NE 1/4) of Section Twenty Two (22), Township One Hundred Nine (109), Range Forty Two (42) West of the Fifth P.M.; thence running North fifty (50) feet, thence running West two hundred six and twenty five hundredths (206.25) feet, thence running South fifty (50) feet, thence running East two hundred six and twenty five hundredths (206.25) feet to the point of beginning

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$88,322.32
 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 30, 2023 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 30, 2023, or the next business day if November 30, 2023 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 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: April 4, 2023
 MORTGAGEE: U.S. Bank National Association

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

File Number: 051684-F1

(First Date of Pub.: Wed., May 3, 2023)
 (Dates of Pub.: Wed., May 3, 10, 17, 24, 31, June 7, 2023)

NOTICE OF MORTGAGE FORECLOSURE SALE

NOTICE IS HEREBY GIVEN that default has occurred in the conditions of the following described mortgage:
 DATE OF MORTGAGE: November 22, 2021
 ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$168,100.00
 MORTGAGOR(S): James Lee Bursack and Tammela Marie Bursack, Husband and Wife
 MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Homeowners Financial Group USA, LLC, its successors and assigns
 DATE AND PLACE OF

RECORDING: Recorded: November 22, 2021 Lyon County Recorder
 Document Number: ER12824
 ASSIGNMENTS OF MORTGAGE:
 And assigned to: U.S. Bank National Association
 Dated: August 24, 2022
 Recorded: August 24, 2022
 Lyon County Recorder
 Document Number: ER14361
 Transaction Agent: Mortgage Electronic Registration Systems, Inc.
 Transaction Agent Mortgage Identification Number: 1003775-1300242289-2
 Lender/Broker/Mortgage Originator: Homeowners Financial Group USA, LLC
 Residential Mortgage Servicer: U.S. Bank National Association
 COUNTY IN WHICH PROPERTY IS LOCATED: Lyon County
 Property Address: 500 W Thomas Ave, Marshall, MN

56258
 Tax Parcel ID Number: 27-210017-0
 LEGAL DESCRIPTION OF PROPERTY: Lot 19 in Block 1 Fourth Addition to Eatros Place, an addition to the City of Marshall, Lyon County, Minnesota, according to the recorded plat thereof
 AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$172,096.34
 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: June 20, 2023 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 December 20, 2023, or the next business day if December 20, 2023 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 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: April 25, 2023
 MORTGAGEE: U.S. Bank National Association

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

File Number: 052719-F1

Classifieds

Call (507) 629-4300 to advertise.

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Card of Thanks

THANK YOU to the staff at Sanford Tracy Medical Center for your compassion and kindness. It meant so much to us at this difficult time. A heartfelt thanks to the staff of Prairie View Senior Living Center for the care provided to Ellen Mattson. You provided a comforting environment for Ellen and as a family we always felt welcomed. A special thank you for the thoughtful tribute you made in honor of her life The family of Ellen Mattson
WE WOULD LIKE to thank everyone for the outpouring of love and support we received during Joel's accident. We appreciate all the prayers, calls, visits, cards, donations, and food that was given. We are thankful to the Balaton Fire Department and Ambulance, the Tracy Ambulance and North air care for their quick response and great care. We are blessed by these individuals. Thank you to the Sanford medical and rehab staff for their wonderful care and compassion shown while he was in the hospital. Without GOD and all involved, Joel would

not have made a full recovery. We are beyond grateful to those that helped at the accident scene with Brayden. Thanks to those who gave their time and helping hands during these past three months. A special thank you goes out to Pastor Kory, Joan, Willis, Tanya, Jason, Aiden, and Jerry. Their kindness and willingness to help is something we will never forget and will always be grateful for. We could not have done it without each of you! The support and love that we received is beyond our expectations. We cannot adequately express our gratitude and feelings. God bless each one of you! Joel, Crystal, Brayden, and Braxden Marron



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Public Notice

(First Date of Pub.: Wed., May 10, 2023)
(Dates of Pub.: Wed., May 10, 2023)

REMINDER TO ALL LYON COUNTY RESIDENTS

First half real estate taxes are due Monday May 15, 2023 on all property in Lyon County.

Payments must be post marked or dropped off in the Auditor-Treasurer's Office or payment drop box by May 15th to avoid penalty.

To make a payment online: Visit the Lyon County website at www.lyonco.org/taxstmt. Payments are accepted via credit or debit card. You will need your 9-digit parcel identification number for each parcel paid. **There is a 2.49% fee charged by the payment processor for all card payments.*

Paying by mail: Check or money order payments are accepted by mail and can be

sent to Lyon County Auditor/Treasurer, 607 West Main Street, Marshall, MN 56258. Tax payments sent by mail must be postmarked no later than the due date to avoid late penalties. It is important for taxpayers to know that mail is typically not processed locally and is often postmarked at least one day later, unless it is dropped off at a Post Office and a hand stamp is requested before mailing. Taxpayers are advised to drop their payment in the mail at least three days prior to the due date.

Drop box: Payments may be placed in the drop box located near the parking lot behind the Government Center off South 7th Street. **Please note on your payment if you would like a receipt mailed to you and include your email address if you want your receipt emailed to you.*

Paying Delinquent Taxes: Please contact the Auditor/Treasurer's office at (507) 537-6724, option 1, or propertytax@co.lyon.mn.us

before making any delinquent tax payments to ensure that you are paying the correct amount and are not subject to additional penalties and interest.

Direct Payment Plan: Lyon County also offers a direct payment plan for property taxes where the amount due would be deducted from your bank account on the applicable due date. Sign up now for use of the plan for 2023 and beyond. You may enroll at any time, but signup must be completed by April 1st for first half and September 1st for second half to allow time for bank account verification. The program continues until you notify us to cancel. Remember to contact the Auditor/Treasurer's office as you buy or sell property to enroll or remove the parcels from the program. Additional information and a signup form are online at www.lyonco.org/tax-information.