

# 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 19, 2023)  
(Dates of Pub.: Wed., April 19, 26, May 3, 2023)

### NOTICE TO SUPPLIERS

Sealed Proposals will be received until 1:45 P.M. on May 12, 2023 at the Lyon County Government Center, 607 West Main Street, Marshall, MN for the following:  
**2023 SEASONAL REQUIREMENTS FOR BITUMINOUS MATERIALS**  
Please go to the Lyon County website; www.lyonco.org for a complete Notice, bidding instructions and Proposal.

Aaron VanMoer  
Lyon County Highway Engineer

(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  
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 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: 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

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 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: 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

## Golf

Continued from page 7

at Tyler, and Elsen was sixth with a 64. For the boys, Johnson recorded his best round of the year with a 49 at Tyler, putting him in first for junior high. DeSchepper was 11th with a 61, Wendorff was 18th and Kainz 25th.

• The Panther varsity golfers were in Cottonwood on April 25 for the Camden Conference South meet.

Alex Munson carded a 46, good for sixth place, and Taylor Munson had a 61, placing fifth in her first varsity conference meet. Owen Elsen finished 23rd with a 62.

In junior high varsity action in Tracy on April 24, Taylor Munson golfed a 53 to win the girls' division and scored the best round of any of the 19 girls at the meet.

Madelyn Elsen, Tovin Kainz and Trevor DeSchepper each played in their first golf JV match. Elsen placed eight out of 15 golfers.

Mason Wendorff finished with a 70 and was 15th out of 26 junior high golfers.

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(First Date of Pub.: Wed., April 19, 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  
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

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GREG SHAW, CPA; EDWARD CARTER, ENROLLED AGENT  
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