

# Public Notice

(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

(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 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., May 17, 2023)

(Dates of Pub.: Wed., May 17, 24, 31, June 7, 14, 21)

## 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 13, 2017

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$78,943.00

MORTGAGOR(S): Thomas P. Fuqua, a single man  
MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as nominee for Untied Wholesale Mortgage

DATE AND PLACE OF FILING: Recorded on November 13, 2017 as Document Number 214398 in the Office of the County Recorder of Lyon County, Minnesota.

ASSIGNMENTS OF MORTGAGE: Assigned to: Lakeview Loan Servicing, LLC by assignment recorded on April

14, 2023 as Document Number ER15510 in the Office of the County Recorder of Lyon County, Minnesota.

LEGAL DESCRIPTION OF PROPERTY: The North Fifty-five (55) feet of Lots Ten (10), Eleven (11), and Twelve (12) in Block Seventeen (17), Schutz & Tyler's Second Addition to Cottonwood, Minnesota, according to the plat thereof.

STREET ADDRESS OF PROPERTY: 60 WEST 3RD ST, COTTONWOOD, MN 56229  
COUNTY IN WHICH PROPERTY IS LOCATED: Lyon County, Minnesota.

THE AMOUNT CLAIMED TO BE DUE ON THE DATE OF THE NOTICE: \$74,452.04

TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc.

NAME OF MORTGAGE ORIGINATOR: Untied Wholesale Mortgage  
RESIDENTIAL SERVICER: LoanCare, LLC  
TAX PARCEL IDENTIFICATION NUMBER: 22-104022-0

TRANSACTION AGENT'S MORTGAGE IDENTIFICATION NUMBER: 100032412171330852

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: July 13, 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 January 15, 2024.

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: May 15, 2023

LAKEVIEW LOAN SERVICING, LLC  
Mortgagee

TROTT LAW, P.C.

By: \_\_\_\_\_ /s/

N. Kibongni Fondungallah, Esq.  
Samuel R. Coleman, Esq.  
**\*Sung Woo Hong, Esq.\***  
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25 Dale Street North  
St. Paul, MN 55102  
(651) 209-9760  
(23-0527-FC01)

**THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.**



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# Professional Directory

**STEPHENS Funeral Service**  
Tracy Area Funeral Home  
1155 Morgan St. • Tracy, MN • 507-629-4680  
Nathan & Valerie Stephens, owners

**DANA F. COLE & COMPANY, LLP**  
Certified Public Accountants  
GREG SHAW, CPA; EDWARD CARTER, ENROLLED AGENT  
213 Fourth Street • Tracy, MN 56175 • 507-629-3909

**BALATON DENTAL CLINIC**  
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123 THIRD STREET, BALATON, MINNESOTA  
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**Horvath Funeral Service**  
444 Craig Ave, Tracy, MN 56175  
629-4510, www.horvathfuneralservice.com  
Quinn M. Horvath, Owner/Funeral Director

**Michael R. Thomas D.D.S. & Associates**  
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1511 Carlson Street, Marshall, MN  
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**PLACE YOUR AD!**  
Call Tara at 507-629-4300.  
**REASONABLE RATES!**

(First Date of Pub.: Wed, May 17, 2023)

(Dates of Pub.: Wed., May 17, 24, 2023)

## ADVERTISEMENT FOR BIDS NOTICE FOR CONTRACTORS

GARVIN COUNTY INFRASTRUCTURE IMPROVEMENT PROJECT  
Project: GRMPTC23-13  
LYON COUNTY, MN

NOTICE IS HEREBY GIVEN that bids will be received at the offices of Auditor/Treasurer at the Lyon County Government Center, 607 West Main Street, Marshall, MN until 1:30 PM CST, Monday, June 5, 2023. Said bids to be for the furnishing of all labor and materials for the construction and installation, complete in place of requested Garvin County Park Infrastructure Improvement

construction items. The general description of work shall include, but will not be limited to, the following;

earthwork, concrete footings / foundation for two (2) shelters, and two (2) flush bathrooms, plumbing connections, installation of two (2) septic system, construction of 1100' compacted gravel trail, ADA parking base work, site amenities including concrete walks, patios, grilling stations, and gathering space, and all required stormwater controls.

**All bids shall be sealed and marked "GARVIN PARK IMPROVEMENTS" and shall be accompanied by a cashier's check, bid bond or certified check, payable to Lyon County for five percent (5%) of the amount of the Base Bid, to be forfeited as damages in the**

**event that the bid is accepted and the bidder shall fail to enter promptly into a written contract and furnish the required bond.**

Each bid and all papers bound and attached thereto, together with the bid guarantee, shall be placed in an envelope and securely sealed therein. The envelope shall be so marked as to indicate the name of bidder and the project name and shall be addressed to the following:

GARVIN PARK IMPROVEMENTS  
Lyon County Auditor/Treasurer  
607 West Main Street  
Marshall, MN 56258

It may be either mailed, delivered by messenger, or submitted in person. Bids arriving after the designated time listed above will be returned unopened.

Proposal Forms and the Plans and Specifications for use by contractors are available by contacting the Lyon County Environmental Administrator, 504 Fairgrounds Road, Marshall, MN in person or by phone to (507) 532-1306. All bidders must meet on site with County Staff for full explanation of the scope of the project. To schedule a meeting with County Staff contact the Environmental Administrator at (507) 532-1306.

No bids may be withdrawn for a period of sixty (60) days from the date of opening of bids. The County reserves the right to reject any or all bids, and waive informalities, and further reserves the right to award the contract in the best interest of the County.



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