

Public Notice

(First Date of Pub.: Wed., July 15, 2015)
(Dates of Pub.: Wed., July 15, 22, 29, Aug. 5, 12, 19, 2015)

14-097760

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: March 6, 2009
ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$111,435.00
MORTGAGOR(S): Michelle M. Wood, a Single Woman

MORTGAGEE: JPMorgan Chase Bank, N.A.
LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON THE MORTGAGE: JPMorgan Chase Bank, N.A.

SERVICER: JPMorgan Chase Bank, N.A.

DATE AND PLACE OF FILING: Filed March 11, 2009, Lyon County Recorder, as Document Number 180317, Thereafter modified by Loan Modification Agreement dated June 1st, 2013 recorded August 5th, 2013 as document number 200288

LEGAL DESCRIPTION OF PROPERTY:

That part of the NW 1/4 SE 1/4 Section 4, Township 111, Range 41, Lyon County, Minnesota, described as follows: Commencing at a point which is 273.8 feet Northwest of intersection of NE'ly line of Redwood Street and East and West 1/8 line and 232 feet NE'ly of NE'ly line of Redwood Street and running thence in NE'ly direction, and at right angles to NE'ly line of Redwood Street, to the South line of Block 4 of Liberty Park Addition to City of Marshall, designated as point "A"; thence commencing at point of beginning and running in SE'ly direction and parallel with NE'ly line of Redwood Street a distance of 157 feet 9 inches, thence in N'ly direction, and at right angles to east and west 1/8 line, to south line of Block 4 of Liberty Park Addition; thence west along south line of Block 4 to point "A".

PROPERTY ADDRESS: 108 Walker Ln, Marshall, MN 56258
PROPERTY IDENTIFICATION NUMBER: 27-599064-0
COUNTY IN WHICH PROPERTY IS LOCATED: Lyon

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: \$121,712.97

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;

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: September 10, 2015, 10:00am

PLACE OF SALE: Sheriff's Main Office, 611 West Main Street, Marshall, MN 56258

to pay the debt secured by said mortgage and taxes, if any, on said premises and the costs and disbursements, including attorneys fees allowed by law, subject to redemption within 6 months from the date of said sale by the mortgagor(s) the personal representatives or assigns.

TIME AND DATE TO VACATE PROPERTY: If the real estate is an owner-occupied, single-family dwelling, unless otherwise provided by law, the date on or before which the mortgagor(s) must vacate the property, if the mortgage is not reinstated under section 580.30 or the property is not redeemed under section 580.23, is 11:59 p.m. on March 10, 2016, or the next business day if March 10, 2016 falls on a Saturday, Sunday or legal holiday.

"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 5 UNITS, ARE NOT PROPERTY USED FOR AGRICULTURAL PRODUCTION, AND ARE ABANDONED.

DATE OF MORTGAGE: March 16, 2012
ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$110,600.00
MORTGAGOR(S): Craig L. Wilson, a single person

MORTGAGEE: Mortgage Electronic Registration Systems, Inc.
TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc.
MIN#: 1000739-8130679622-9

LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON THE MORTGAGE: Bremer Bank National Association
SERVICER: JPMorgan Chase Bank, N.A.

DATE AND PLACE OF FILING: Filed March 19, 2012, Lyon County Recorder, as Document Number 194364

ASSIGNMENTS OF MORTGAGE: Assigned to: JPMorgan Chase Bank, National Association; Dated: April 11, 2013 filed: April 16, 2013, recorded as document number ER02499

LEGAL DESCRIPTION OF PROPERTY:

All that part of Lots numbered Five (5) and Six (6) in and of Block number Seventeen (17) of the town (now City) of Marshall, according to the recorded plat of said town as follows: Beginning at the West corner of Lot Six (6) in and of Block Seventeen (17), and running thence Southeasterly along the Northeasterly line of the alley in said block a distance of five rods; thence at right angles in a Northeasterly direction a distance of four rods; thence at right angles in a Northwesterly direction parallel with the line of said alley a distance of five rods to the Northwesterly line of Lot Six (6); thence at right angles to last line and following the said Northwesterly line of Lot Six (6) a distance of four rods to place of beginning.

PROPERTY ADDRESS: 204 North 6th St, Marshall, MN 56258
PROPERTY IDENTIFICATION NUMBER: 27-677154-0
COUNTY IN WHICH PROPERTY IS LOCATED: Lyon

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: \$116,242.29

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;

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: September 9, 2015, 10:00am
PLACE OF SALE: Sheriff's Main Office, 611 West Main Street, Marshall, MN 56258

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LEGAL DESCRIPTION OF PROPERTY:

(First Date of Pub.: Wed., July 15, 2015)
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14-097519

NOTICE OF MORTGAGE FORECLOSURE SALE

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THIS IS A COMMUNICATION FROM A DEBT COLLECTOR

Cleaner House

Doing chores isn't my favorite thing, but pain in my hips made cleaning my house even less fun. I visited an orthopedic physician and we reviewed treatment options to manage the pain. Now, I don't have any excuse for a messy house.

Talk to an Avera orthopedic physician if you have joint pain while:

- Raking, shoveling, vacuuming or sweeping
- Scrubbing the bathtub or toilet
- Moving furniture around
- Emptying the dishwasher or clothes dryer

Avera Medical Group Marshall
300 S. Bruce St. • Marshall, MN 56258

Schedule an appointment today at 507-537-9007 or visit Avera.org/marshall-jointpain to find an orthopedic physician near you.

LYON COUNTY FARMLAND AUCTION

To be held at Town Hall in Amiret, MN on

Wednesday, August 19, 2015 • 1:00 p.m.

120 DEEDED ACRES

LEGAL DESCRIPTION: N 1/2 of N 1/2, SE 1/4 and S 1/2 of NE 1/4 Section 31, Amiret Township, Lyon County, MN. 120 deeded acres land located 1-1/2 miles South of Amiret, MN on County Road 9. W.S.O.R. Selling 120 Deeded acres times the price.

ESA: 80.23 Cropland
38.04 Non Cropland (trees & grass)
Corn PLC Yield 108
Soybeans PLC Yield 33

TAXES: \$2,928 Due and payable in 2015. Paid by Seller. Taxes due and payable 2016 paid by buyer.

TERMS: 10% non-refundable funds down day of sale. Balance due at closing on October 1, 2015. Land sold as is. Possession as crops are removed. Day of Sale takes precedence over written materials. Closing Attorney Paul Stoneberg.

(First Date of Pub.: Wed., Aug. 5, 2015)
(Dates of Pub.: Wed., Aug. 5, 2015)

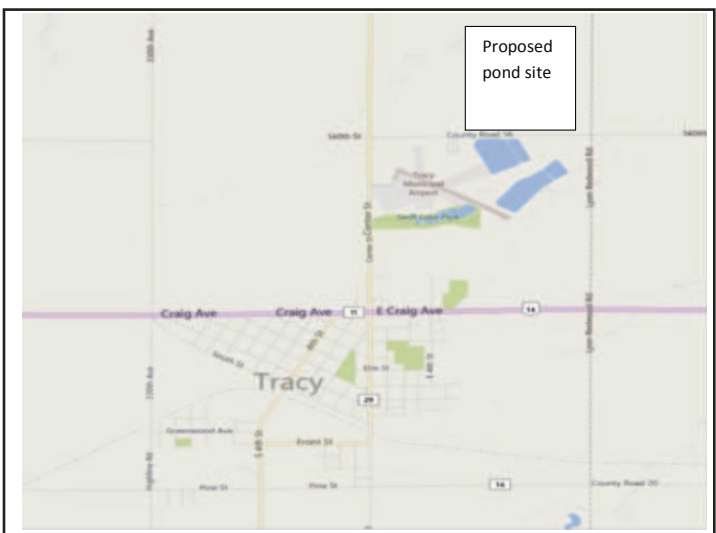
Notice of the Availability of an Environmental Assessment

The USDA, Rural Utilities Service has received an application for financial assistance from the City of Tracy as required by the National Environmental Policy Act and agency regulations, the Rural Utilities Service has prepared an Environmental Assessment that evaluated the potential environmental effects and consequences of the proposal. This notice announces the availability of the Environmental Assessment for public review and comment. The proposal consists of the construction of a new controlled discharge stabilization pond system to treat the City of Tracy's wastewater and decommission the existing stabilization pond system.

The proposed controlled discharge stabilization ponds are to be located to the north of the existing wastewater ponds which are located near the Tracy Airport north of primary residential area of the city.

The construction of the wastewater treatment ponds will convert 90 acre parcel of prime farmland into non-farm use. There are no alternative sites better suited for the proposed treatment ponds as other sites in the area will be less desirable based on the soil types and groundwater levels.

Copies of the Environmental Assessment are available for review at Rural Development, 1424 E College Drive, Suite 500, Marshall, MN 56258 for further information Megan Gernentz (507)532-3234. Any person interested in commenting on this proposal should submit comments to the address above by 11 September, 2015. A general location map of the proposal is shown below.



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Dale Pavlis, Hadley, Lic. #51-35 (507) 227-9398

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NATIONAL ASSOCIATION OF AUCTIONEERS

Public Notice

(First Date of Pub.: Wed., Aug. 5, 2015)

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NOTICE OF PUBLIC HEARING

STATE OF MINNESOTA
COUNTY OF LYON
DISTRICT COURT
FIFTH JUDICIAL DISTRICT
Court File No.: 42-PR-15-760

In Re: Estate of Anna L. Rolling,
Decedent

NOTICE OF AND ORDER FOR HEARING ON PETITION FOR PROBATE OF WILL AND APPOINTMENT OF PERSONAL REPRESENTATIVE AND NOTICE TO CREDITORS

It is Ordered and Notice is given that on August 26, 2015, at 1:00 p.m. a hearing will be held in this Court at the Lyon County Courthouse, 607 West Main Street, Marshall, Minnesota, on a petition for the formal probate of an instrument purporting to be the decedent's Will dated March 27, 1985, and for the appointment of Robert D. Rolling, whose address is 225 Mississippi Drive, Monticello, MN 55362, as personal representative of the decedent's estate in an unsupervised administration.

Any objections to the petition must be raised at the hearing or filed with the Court prior to the hearing. If the petition is proper and no objections are filed or raised, the personal representative will be appointed with the full power to administer the decedent's estate, including the power to collect all assets; pay all legal debts, claims, taxes, and expenses; sell real and personal property; and do all necessary acts for the decedent's estate.

Notice is further given that, subject to Minn. Stat. §524.3-801, all creditors having claims against the decedent's estate are required to present the claims to the personal representative or to the Court within four (4) months after the date of this notice or the claims will be barred.

Dated: 7/24/15

BY THE COURT
Leland Bush
Judge of District Court

James L. Garvin
Attorney at Law
243 Morgan St.
P.O. Box 1186
Tracy, MN 56175
Phone: (507) 629-4940
Atty. Reg. No.: 0033698

Notice is hereby given that Lyon County Commissioners, acting as the drainage authority for the applicable drainage system, will hold public hearings regarding ditch assessments to be payable in 2016 on Tuesday, August 18, 2015, at 1:00 p.m. for County Ditches and at 2:00 p.m. for Judicial/Joint Ditches in Commissioner Rooms 1 & 2 of the Lyon County Government Center, 607 West Main Street, Marshall, MN 56258.

The purpose of these hearings is to review balances and determine ditch assessments for payable year 2016. Members/landowners of each ditch system and the general public who are interested or have concerns are encouraged to attend.

It has been determined that the following described ditches in the County of Lyon, State of Minnesota, have deficit balances or insufficient funds for proper maintenance, repair and other costs:

- County Ditch No. 4 Repair County Ditch No. 64
- County Ditch No. 11 County Ditch No. 67
- County Ditch No. 12 County Ditch No. 70
- County Ditch No. 15 Judicial Ditch No. 2 Lyon
- County Ditch No. 18 Joint Ditch No. 3 L, Y & R
- County Ditch No. 21 Judicial Ditch No. 3 Y & L
- County Ditch No. 24 Joint Ditch No. 9 R & L
- County Ditch No. 29 Judicial Ditch No. 9, BR11, FK 4
- County Ditch No. 33 Judicial Ditch No. 10 & 23
- County Ditch No. 37 Joint Ditch No. 10 Y & L
- County Ditch No. 37 Lat A Joint Ditch No. 12 L & Y
- County Ditch No. 41 Joint Ditch No. 12 R & L BR 1
- County Ditch No. 42 Joint Ditch No. 14 R & L
- County Ditch No. 48 Joint Ditch No. 15 R & L
- County Ditch No. 51 Joint Ditch No. 24 L & Y
- County Ditch No. 55 Joint Ditch No. 27 M & L
- County Ditch No. 56 Redetermination Joint Ditch No. 34 R & L
- County Ditch No. 63 Joint Ditch No. 37 R & L

The Lyon County Board of Commissioners therefore deems it necessary to assess a percentage of the benefits or assess a specific dollar amount on all lands benefited by said ditches for the purpose of creating a sufficient balance in said ditch accounts for past and future maintenance, repair and other costs of the aforementioned ditches.

Please contact Lyon County Ditch Inspector Todd Hammer at 507-532-8208 if you have any questions or desire additional information.

E.J. Moberg Lyon County Auditor/Treasurer

(First Date of Pub.: Wed., July 29, 2015)
(Dates of Pub.: Wed., July 29, Aug. 5, 2015)

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(Dates of Pub.: Wed., July 29, Aug. 5, 2015)

Public Notification of Intent to File Application

The City of Tracy has filed an application for financial assistance with USDA Rural Development. The specific purpose of this application is to provide funding for wastewater treatment system improvements.

Any written comments regarding this application should be provided within (15) days of this publication to USDA Rural Development, 1424 E College Dr. Suite 500, Marshall, MN. 56258. Requests to receive a copy of this application should be directed to this office.

Michael Votca
City Administrator

Notice of Hearing on Improvement

Notice is hereby given that the City Council of Tracy will meet in the council chambers of the city hall at 7:00 p.m. on Monday August 10, 2015. This will be an informational meeting to discuss wastewater treatment project, including economic and environmental impacts, service area, alternatives to the project, and potential funding sources, including USDA Rural Development. All residents and property owners in Tracy are encouraged to attend.

Michael Votca
City Administrator

PUBLIC NOTICE

Notice is hereby given that Lyon County Commissioners will meet for the purpose of approving for sale and classifying tax-forfeited lands, at 10:00 AM on Tuesday, September 1st, 2015, in Commissioner Rooms 1 & 2 of the Lyon County Government Center, 607 West Main Street, Marshall, MN 56258.

As described in Minnesota Statute § 282.01, parcels of land becoming the property of the state in trust under law declaring the forfeiture of lands to the state for taxes must be classified by the county board as conservation or nonconservation.

At the meeting, the county board will allow any person or agency possessing pertinent information to make or submit comments and recommendations about the pending classification for the parcels listed below. In addition, representatives of governmental entities in attendance will be allowed to describe plans, ideas, or projects that may involve use or acquisition of the property by that or another governmental entity. After allowing testimony, the board may classify, reclassify or delay taking action on any parcel or parcels.

21-100048-0 The Southeasterly 50 feet of Lot Twenty (20), Block Three (3), Original Plat of the City of Balaton, Lyon County, Minnesota

24-100003-0 Lot Two (2) in Block One (1), EXCEPT a part thereof described as follows: Commencing at the Northeast corner of said Lot Two (2), running thence West on the North line of said Lot Two (2), 25 feet, thence South at right angles with said North line of said Lot Two (2), 38 feet, thence East on a line parallel with the North line of said Lot Two (2), 25 feet to the East line of Lot Two (2), thence North on the East line of Lot Two (2), 38 feet to the point of beginning, Village of Garvin, Lyon County, Minnesota Subject to the following exceptions:

a. Easements, rights-of-way, licenses, and restrictions of record

b. Said property was a petroleum products facility in the past. All known underground petroleum tanks have now been removed. It is expressly sold as is. Grantor has no knowledge of any contamination or any claims thereof. Grantor makes no express or implied warranties as to the condition of this property or as to any liability other than this Contract For Deed as to title

And

Lot Three (3), Block One (1) in the Town of Terry, now the town or Village of Garvin, Lyon County, Minnesota Subject to the following exceptions:

a. Easements, rights-of-way, licenses, and restrictions of record

b. Said property was a petroleum products facility in the past. All known underground petroleum tanks have now been removed. It is expressly sold as is. Grantor has no knowledge of any contamination or any claims thereof. Grantor makes no express or implied warranties as to the condition of this property or as to any liability other than this Contract For Deed as to title

31-104101-0 Lots One (1) and Two (2) Except the Northeastly Sixty-Five (65) Feet Thereof, Block Eighteen (18) Second Railway Addition City of Tracy, Lyon County, Minnesota

31-104300-0 Lot 5, Block 37, Second Railway Addition to the City of Tracy, Lyon County, Minnesota, according to the recorded plat thereof

31-182033-0 A small rectangular tract of land running 12 feet North and South and 36 feet east and west, located in and included in the following description: That part of the Southwest Quarter of the Northeast Quarter (SW1/4, NE1/4) and of the Northwest Quarter of the Southeast Quarter (NW1/4, SE1/4) of Section Twenty-Three(23), Township One Hundred Nine(109) North, Range Forty(40) West of the Fifth Principal Meridian, bounded and described as follows, to-wit: Beginning at a point in the extended Southeasterly line of Fourth Street, distant, Three Hundred ninety(390) feet Southwesterly, at right angles from the center line of the main tract of the Marshall Branch of the Chicago and North Western Railway Company; thence Southeasterly parallel with the said railway center line, Two Hundred(200) feet; thence Northeasterly, at right angles, One Hundred Eighty-two(182) feet to a point distant, Two Hundred Eight(208) feet Southwesterly, at right angles from said railway center line; thence Northwesterly parallel with said railway center line, Two Hundred(200) feet to the Southeasterly line of Fourth Street, or the same extended; thence Southwesterly along the Southeasterly line of Fourth Street, or the same extended One Hundred Eight Two(182) feet to the point of beginning, according to the map or plat thereof on file and of record in the office of the Register of Deeds of Lyon Co. Minn. "Said rectangular tract of land being further described as beginning at a point Fifty-three(53) feet South of the Northeast corner of the above described tract running thence West Thirty-six(36) feet parallel with the North line of said Tract, thence South twelve(12) feet parallel with the east line of said tract, thence east thirty-six(36) feet parallel with the north line of said tract thence along the east line of said tract, twelve(12) feet to the point of beginning.

E.J. Moberg Lyon County Auditor/Treasurer

(First Date of Pub.: Wed., July 29, 2015)

(Dates of Pub.: Wed., July 29, Aug. 5, 12, 19, 26, Sept. 2, 2015)

15-100514

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: March 2, 2004

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$162,000.00

MORTGAGOR(S): Gale L. Sanow and Debora L. Sanow, husband and wife

MORTGAGEE: Mortgage Electronic Registration Systems, Inc.

TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc.

MIN#: 1000157-0003471438-2

LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON THE MORTGAGE: America's Wholesale Lender

SERVICER: Bank of America, N.A.

DATE AND PLACE OF FILING: Filed March 3, 2004, Lyon County Registrar of Titles, as Document Number T10687

ASSIGNMENTS OF MORTGAGE: Assigned to: BAC Home Loans Servicing, LP

LEGAL DESCRIPTION OF PROPERTY: Lot 20, Block 3, of Fre-Mar Second Addition to the City of Marshall, Minnesota.

REGISTERED PROPERTY PROPERTY ADDRESS: 704 Oak Street, Marshall, MN 56258

PROPERTY IDENTIFICATION NUMBER: 27-257018-0 COT# 4308

COUNTY IN WHICH PROPERTY IS LOCATED: Lyon

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: \$169,403.44

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;

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: September 24, 2015, 10:00am

PLACE OF SALE: Sheriff's Main Office, 611 West Main Street, Marshall, MN 56258

to pay the debt secured by said mortgage and taxes, if any, on said premises and the costs and disbursements, including attorneys fees allowed by law, subject to redemption within 6 months from the date of said sale by the mortgagor(s) the personal representatives or assigns.

TIME AND DATE TO VACATE PROPERTY: If the real estate is an owner-occupied, single-family dwelling, unless otherwise provided by law, the date on or before which the mortgagor(s) must vacate the property, if the mortgage is not reinstated under section 580.30 or the property is not redeemed under section 580.23, is 11:59 p.m. on March 24, 2016, or the next business day if March 24, 2016 falls on a Saturday, Sunday or legal holiday.

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 5 UNITS, ARE NOT PROPERTY USED FOR AGRICULTURAL PRODUCTION, AND ARE ABANDONED.

Dated: July 22, 2015

Bank of America, N.A. successor by merger to BAC Home Loans Servicing, LP

Assignee of Mortgagee

SHAPIRO & ZIELKE, LLP

BY

Lawrence P. Zielke - 152559
Diane F. Mach - 273788
Melissa L. B. Porter - 0337778
Randolph W. Dawdy - 2160X
Gary J. Evers - 0134764
Tracy J. Halliday - 034610X
Attorneys for Mortgagee

22550 West Frontage Road, Ste. 200
Burnsville, MN 55337
(952) 831-4060

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR

(First Date of Pub.: Wed., July 1, 2015)

(Dates of Pub.: Wed., July 1, 8, 15, 22, 29, Aug. 5, 2015)

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 20, 2007

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$99,595.53

MORTGAGOR(S): Kathleen M. Heck and Bernard B. Heck, wife and husband, J/T

MORTGAGEE: Beneficial Loan and Thrift Co.

DATE AND PLACE OF RECORDING:

Recorded: September 17, 2007
Lyon County Recorder
Document Number: 172988

ASSIGNMENTS OF MORTGAGE:

And assigned to: LSF8 Master Participation Trust

Dated: June 03, 2014
Recorded: June 06, 2014
Lyon County Recorder
Document Number: 203195

And assigned to: U.S. Bank Trust, N.A., as Trustee for LSF8 Master Participation Trust

Dated: May 29, 2015
Recorded: June 25, 2015
Lyon County Recorder
Document Number: ER03824

Transaction Agent: Not Applicable
Transaction Agent Mortgage Identification Number: Not Applicable

Residential Mortgage Servicer: Caliber Home Loans, Inc.

Mortgage Originator: Not Applicable

COUNTY IN WHICH PROPERTY IS LOCATED: Lyon

Property Address: 154 E Prairie St, Cottonwood, MN 56229-2268

Tax Parcel ID Number: 22-110006-0

LEGAL DESCRIPTION OF PROPERTY: Lots Seven (7), Eight (8) and Nine (9) of Block Two (2) Park Addition, to the City of Cottonwood, Minnesota

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$120,317.92

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;

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: August 13, 2015 at 10:00 AM

PLACE OF SALE: Sheriff's Main Office, 611 W. 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 February 15, 2016, or the next business day if February 15, 2016 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: June 05, 2015
ASSIGNEE OF MORTGAGEE: U.S. Bank Trust, N.A., as Trustee for LSF8 Master Participation Trust

Wilford, Geske & Cook P.A. Attorneys for Assignee of Mortgagee
7616 Currell Blvd Ste 200
Woodbury, MN 55125-2296
(651) 209-3300

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DATED: June 05, 2015
ASSIGNEE OF MORTGAGEE: U.S. Bank Trust, N.A., as Trustee for LSF8 Master Participation Trust

Wilford, Geske & Cook P.A. Attorneys for Assignee of Mortgagee
7616 Currell Blvd Ste 200
Woodbury, MN 55125-2296
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DANA F. COLE & COMPANY, LLP
Certified Public Accountants
158 Third Street • Tracy, MN 56175 • FAX 507-629-3915
PHONE NUMBER 507-629-3909

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