

local

Auctions



Auction Calendar

AUCTION & ESTATE CALENDAR

As a public service, the Post-Bulletin will run a daily listing of auction & estate sales. Every effort will be made to publish the calendar daily, however if space does not permit, the calendar will be omitted, or the latest listings will be omitted. The list is compiled from display auction and estate advertisements which have been or will run in this classification. 6 inch (and greater) ads get a free listing on the auction calendar. Listing includes date of the sale, the seller, location, time, and date(s).

CURRENTLY NO LISTINGS

local

Public Notices



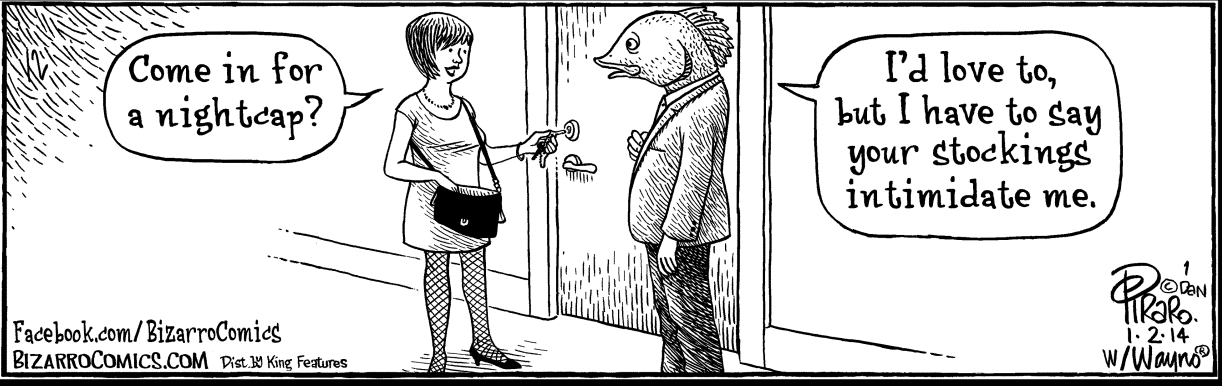
Mortgage Foreclosures

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: October 15, 2004
ORIGINAL AMOUNT OF MORTGAGE: \$131,362.00
MORTGAGOR(S): Stacy M. Thompson, a single person, and Dennis R. Thomason. a

Mortgage Foreclosures

married person, and Karen L. Thompson a married person
MORTGAGEE: Wells Fargo Bank, N.A.
DATE AND PLACE OF FILING: Recorded on October 27, 2004 as Document Number A1042432 in the Office of the County Recorder of Olmsted County, Minnesota.
ASSIGNMENTS OF MORTGAGE: Assigned to: None.
LEGAL DESCRIPTION OF PROPERTY: Lot 12, EXCEPT the North 68 feet thereof and the East 1/2 of Lot 11, EXCEPT the North 68 feet thereof, all in Block 6, of South Addition to the City of Stewartville, Olmsted County, Minnesota
STREET ADDRESS OF PROPERTY: 307 3RD STREET SE, STEWARTVILLE, MN 55976-1316
THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: \$154,856.69
THAT no action or proceeding has been instituted at law to recover the debt secured by said mortgage, or any part thereof; that there has been compliance with all pre-foreclosure notice and acceleration requirements of said mortgage, and/or applicable statutes;
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: February 14, 2014 at 10:00 AM
PLACE OF SALE: Olmsted County Sheriff's office, 101 Fourth Street Southeast, Rochester, Minnesota
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: twelve (12) months from the date of sale.
Unless said mortgage is reinstated or the property re-deemed, or unless the time for redemption is reduced by judicial order, you must vacate the premises by 11:59 p.m. on February 17, 2015.
MORTGAGOR(S) RELEASED FROM FINANCIAL OBLIGATION ON MORTGAGE: None.
"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: December 17, 2013
WELLS FARGO BANK, N.A.
Mortgagee
SCHILLER & ADAM, P.A.
By: /s/ Rebecca F. Schiller, Esq.
Sarah J.B. Adam, Esq.
N. Kibongni Fondungallah, Esq.
*James J. Pauly, Esq.
Curt N. Trisko, Esq.
Jeffrey D. Kloubucar, Esq.
Attorneys for Mortgagee
The Academy Professional Building
25 North Dale Street
St. Paul, MN 55102
(651) 209-9760
(13-5210-FC01)
THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.
NOTICE OF MORTGAGE FORECLOSURE SALE
MINN. STAT. § 580.025

Bizarro / Dan Piraro



Mortgage Foreclosures

(1) Street Address, City and Zip Code of Mortgaged Premises: 307 3RD STREET SE STEWARTVILLE, MN 55976-1316
(2) Transaction Agent: None
(3) Name of Mortgage Originator (Lender): Wells Fargo Bank, N.A.
(4) Residential Servicer: Wells Fargo Bank, N.A.
(5) Tax Parcel Identification Number: 54.34.1030122
(6) Transaction Agent's Mortgage ID Number (MERS number): None
(12/19, 12/26, 1/2, 1/9, 1/16, 1/23)

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: October 28, 2003
ORIGINAL AMOUNT OF MORTGAGE: \$49,700.00
MORTGAGOR(S): Jay Clayton, a single person
MORTGAGEE: Wells Fargo Home Mortgage, Inc., a California Corporation n/k/a Wells Fargo Bank, N.A., successor by merger to Wells Fargo Home Mortgage, Inc.
DATE AND PLACE OF FILING: Recorded on November 24, 2003 as Document Number A1000734 in the Office of the County Recorder of Olmsted County, Minnesota.
ASSIGNMENTS OF MORTGAGE: Assigned to: None.
LEGAL DESCRIPTION OF PROPERTY: Unit 25, Valhalla Two, Condominium No. 3. Olmsted County.
Unit 25, Valhalla Two, Condominium No. 3. Olmsted County.

Minnesota
STREET ADDRESS OF PROPERTY: 362 ELTON HILLS DRIVE NW #25, ROCHESTER, MN 55901-4906
COUNTY IN WHICH PROPERTY IS LOCATED: Olmsted County, Minnesota
THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: \$41,050.87
THAT no action or proceeding has been instituted at law to recover the debt secured by said mortgage, or any part thereof; that there has been compliance with all pre-foreclosure notice and acceleration requirements of said mortgage, and/or applicable statutes;
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: February 7, 2014 at 10:00 AM
PLACE OF SALE: Olmsted County Sheriff's office, 101 Fourth Street Southeast, Rochester, Minnesota
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.
Unless said mortgage is reinstated or the property re-deemed, or unless the time for redemption is reduced by judicial order, you must vacate the premises by 11:59 p.m. on August 7, 2014.
MORTGAGOR(S) RELEASED FROM FINANCIAL OBLIGATION ON MORTGAGE: None.
"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: December 10, 2013
WELLS FARGO BANK, N.A.
Mortgagee
SCHILLER & ADAM, P.A.
By: /s/ Rebecca F. Schiller, Esq.
Sarah J.B. Adam, Esq.
N. Kibongni Fondungallah, Esq.
*James J. Pauly, Esq.
Curt N. Trisko, Esq.
Jeffrey D. Kloubucar, Esq.
Attorneys for Mortgagee
The Academy Professional Building
25 North Dale Street
St. Paul, MN 55102
(651) 209-9760
(13-5224-FC01)
THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.
NOTICE OF MORTGAGE FORECLOSURE SALE
MINN. STAT. § 580.025
(1) Street Address, City and Zip Code of Mortgaged Premises: 362 ELTON HILLS DRIVE NW #25, ROCHESTER, MN 55901-4906
(2) Transaction Agent: None
(3) Name of Mortgage Originator (Lender): Wells Fargo Home Mortgage, Inc., a California Corporation n/k/a Wells Fargo Bank, N.A., successor by merger to Wells Fargo Home Mortgage, Inc.
(4) Residential Servicer: Wells Fargo Bank, N.A.
(5) Tax Parcel Identification Number: 74.26.21.023381
(6) Transaction Agent's Mortgage ID Number (MERS number): None
(12/12, 12/19, 12/26, 1/2, 1/9, 1/16)

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: February 14, 2007
MORTGAGOR: Janet R. Taylor and Charles F. Taylor, Wife and Husband.
MORTGAGEE: Mortgage Electronic Registration Systems, Inc.
DATE AND PLACE OF RECORDING: Recorded March 2, 2007 Olmsted County Record-

er, Document No. A-1127900.
ASSIGNMENTS OF MORTGAGE: Assigned to: Bank of America, N.A., successor by merger to EAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing LP. Dated September 1, 2011 Recorded September 26, 2011, as Document No. A-1268650 and by Document Dated October 13, 2011, Recorded November 16, 2011, Document No. A-1272754. And thereafter assigned to: Green Tree Servicing LLC. Dated June 12, 2013 Recorded July 30, 2013, as Document No. A-1327929.
TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc.
TRANSACTION AGENT'S MORTGAGE IDENTIFICATION NUMBER ON MORTGAGE: 100015700077344588
LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON MORTGAGE: Tradition Mortgage
RESIDENTIAL MORTGAGE SERVICER: Green Tree Servicing LLC
MORTGAGED PROPERTY ADDRESS: 510 3rd Street Southwest, Stewartville, MN 55976
TAX PARCEL I.D. #: 54.34.32.030473
AMOUNT OF MORTGAGE: \$178,500.00
Fifty-Three (53), Wooldridge's Second Highland Addition, Less the South Sixty-six (66) Feet Thereof, in the City of Stewartville.
COUNTY IN WHICH PROPERTY IS LOCATED: Olmsted County
ORIGINAL AMOUNT OF MORTGAGE: \$178,500.00
AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE, INCLUDING TAXES, IF ANY, PAID BY MORTGAGEE: \$222,915.85
That prior to the commencement of this mortgage foreclosure proceeding Mortgagee/Assignee of Mortgagee complied with all notice requirements as required by statute; 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: February 14, 2014 at 10:00 AM
PLACE OF SALE: Olmsted County Government Center, Civil Department, 101 4th Street South East, Rochester, MN
to pay the debt then 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 six (6) months from the date of said sale by the mortgagor(s). their personal

representatives or assigns unless reduced to Five (5) weeks under MN Stat. §580.07.
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 a 11:59 p.m. on August 14, 2014 unless that date falls on a weekend or legal holiday, in which case it is the next weekday, and unless the redemption period is reduced to 5 weeks under MN Stat. Secs. 580.07 or 582.032.
MORTGAGOR(S) RELEASED FROM FINANCIAL OBLIGATION ON MORTGAGE: None.
"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: December 10, 2013
Green Tree Servicing LLC
Mortgagee/Assignee of Mortgagee
USFCA WEINGARDEN AND LIEBO, P.L.L.C.
Attorneys for Mortgagee/Assignee of Mortgagee
4500 Park Glen Road #300
Minneapolis, MN 55416
(952) 925-6888
8 - 13-008099 FC
THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.
(12/19, 12/26, 1/2, 1/9, 1/16, 1/23)

Other Public Notices

NOTICE OF INFORMAL PROBATE OF WILL AND INFORMAL APPOINTMENT OF PERSONAL REPRESENTATIVE AND NOTICE TO CREDITORS
STATE OF MINNESOTA, COUNTY OF OLMTED, DISTRICT COURT, PROBATE DIVISION, THIRD JUDICIAL DISTRICT
Court File No. 55-PR-13-8063
In Re: Estate of Gretchen A. Riley, Decedent.
Notice is given that an Application for Informal Probate of Will

Other Public Notices

and Informal Appointment of Personal Representative was filed with the Registrar, along with a Will dated March 7, 2005. The Registrar accepted the application and appointed Thomas G. Riley, whose address is 2291 Northridge Drive, North Mankato, Minnesota 56003, to serve as the personal representative of the decedent's estate. Any heir or other interested person may be entitled to appointment as personal representative or may object to the appointment of the personal representative. Any objection to the appointment of the personal representative must be heard by the Court after notice is provided to interested persons of the date of hearing on the objection.
Unless objections are filed, and unless the Court orders otherwise, the personal representative has the full power to administer the estate, including, after thirty (30) days from the issuance of letters of general administration, the power to sell, encumber, lease or distribute real estate owned by the decedent.
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

Other Public Notices

four (4) months after the date of this notice or the claims will be barred.
Dated: December 19, 2013
/s/ Daria J. Busian Registrar
/s/ Charles L. Kjos Court Administrator
Filed: December 19, 2013
Nicole M. Feltault
Kakelley & Koberoski, P.A.
1400 Madison Avenue, Suite 628
PO Box 4129
Mankato, MN 56002-4129
(507) 625-1030
Atty ID #0393089
(1/2, 1/9)

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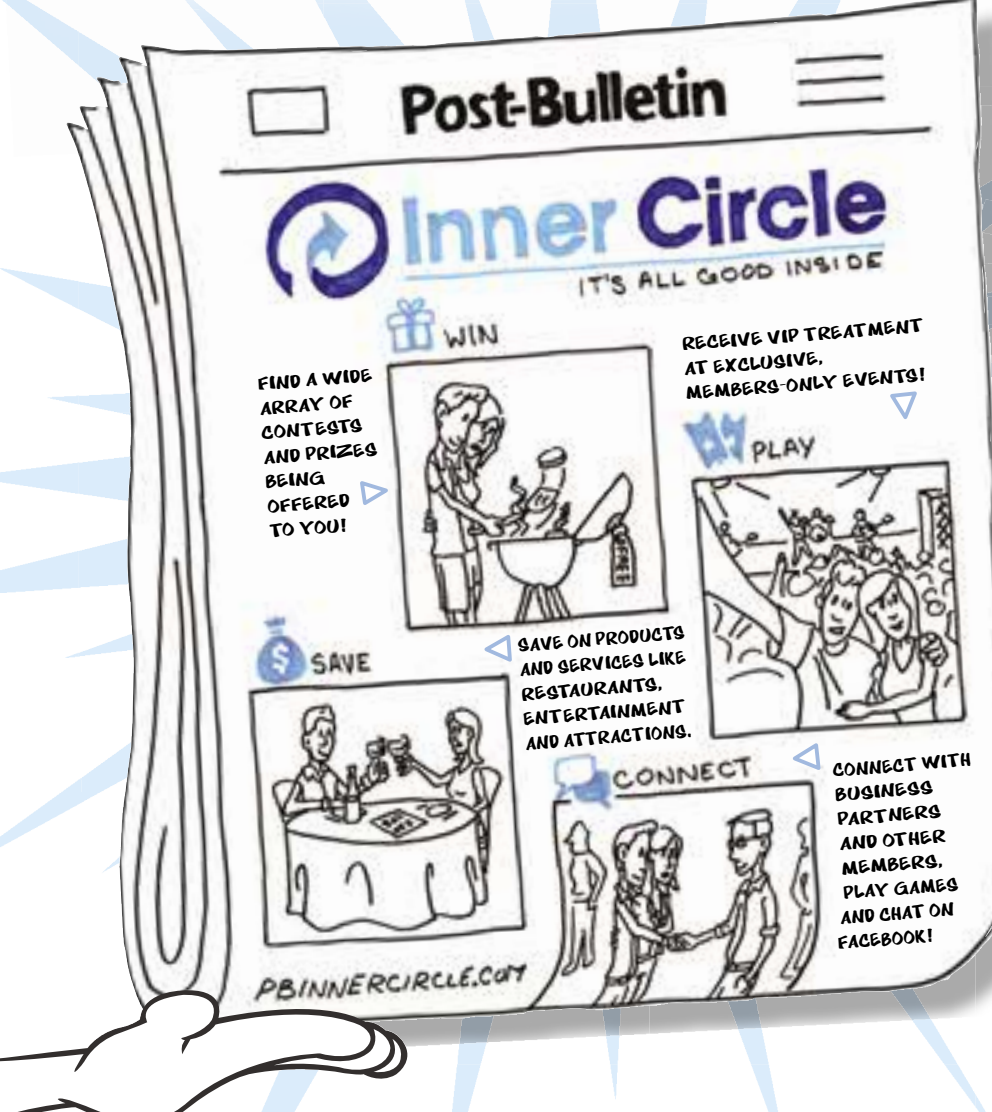
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