

NOTICE AND ORDER OF HEARING ON PETITION FOR FORMAL ADJUDICATION OF INTESTACY, DETERMINATION OF HEIRSHIP, APPOINTMENT OF PERSONAL REPRESENTATIVE AND NOTICE TO CREDITORS STATE OF MINNESOTA COUNTY OF CHIPPEWA DISTRICT COURT PROBATE DIVISION 8TH JUDICIAL DISTRICT Court File No. 12-PR-10-348 ESTATE OF ZOLA LIGHTER, DECEDENT

It is Ordered and Notice is given that on July 1, 2010 at 8:30 a.m. a hearing will be held in this Court at 629 N. 11th Street, Montevideo, Minnesota, for the adjudication of intestacy and determination of heirship of the Decedent, and for the appointment of Nancy Johnson whose address is: 8025 Hwy 23 SE, Maynard, MN 56260 as personal representative of the Estate of the Decedent in an UNSUPERVISED administration. Any objections to the Petition must be filed with the Court prior to or raised at the hearing. If proper and if no objections are filed or raised, the personal representative will be appointed with full power to administer the Estate, including the power to collect all assets, pay all legal debts, claims, taxes and expenses, to sell real and personal property, and do all necessary acts for the Estate.

Notice is also given that (subject to Minn. Stat. 524.3-801) all creditors having claims against the Estate are required to present the claims to the personal representative or to the Court Administrator within four months after the date of this Notice or the claims will be barred.

Date: June 1, 2010
Paul A. Nelson, Judge
Cheryl Eckhardt,
Court Administrator
/s/ Joanne Reinert, Assistant
Court Administrator
Attorney for Personal Representative
Janice M. Nelson
NELSON OYEN TORVIK P.L.L.P.
221 North First Street
P.O. Box 219
Montevideo, MN 56265
Phone: 320-269-6461
Atty. Reg. No. 144071
(June 10, 17, 2010)

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 conditions of the following described mortgage:
DATE OF MORTGAGE: December 13, 2008
MORTGAGORS: Timothy Koenen and Shanlee Koenen, husband and wife.
MORTGAGEE: Electronic Registration Systems, Inc.

DATE AND PLACE OF RECORDING: Recorded December 30, 2008, Chippewa County Recorder, Document No. A000276844.
ASSIGNMENTS OF MORTGAGE: Assigned to: CitiMortgage, Inc. Dated: April 8, 2010.

TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc.
TRANSACTION AGENT'S MORTGAGE IDENTIFICATION NUMBER ON MORTGAGE: 100049700011409006
LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON MORTGAGE: Advanced Financial Services, Inc
RESIDENTIAL MORTGAGE SERVICER: CitiMortgage, Inc.

MORTGAGED PROPERTY ADDRESS: 361 Swift Avenue, Maynard, MN 56260
TAX PARCEL I.D. #: 50-070-0110
LEGAL DESCRIPTION OF PROPERTY:
Lots One, Two and Three, in Block One, John Swift Addition to the City of Maynard

COUNTY IN WHICH PROPERTY IS LOCATED: Chippewa
ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$57,997.00

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE, INCLUDING TAXES, IF ANY, PAID BY MORTGAGEE: \$59,356.55

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: June 10, 2010 at 11:00 AM
PLACE OF SALE: Sheriff's Office, Chippewa County Courthouse, Front Entrance, Montevideo, MN

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 11:59 p.m. on December 10, 2010.

MORTGAGEE/Assignee of Mortgagee/Assignee of Mortgagee USSET, WEINGARDEN AND LIEBO, P.L.L.P.
By: Paul A. Weingarden
Attorneys for Mortgagee/Assignee of Mortgagee
4500 Park Glen Road #300
Minneapolis, MN 55416
(952) 925-6888
10-3682
1120496687

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.
(April 22, 29
May 6, 13, 20, 27, 2010)

NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE SALE

Pursuant to the provisions of Minnesota Statutes 580.07, the foregoing foreclosure sale is postponed until July 29, 2010 at 11:00 am at the Sheriff's Office, Chippewa County Courthouse, Front Entrance, Montevideo, MN, in said county and state.
Dated: June 11, 2010.
CitiMortgage, Inc.
Mortgagee/Assignee of Mortgagee
USSET, WEINGARDEN AND LIEBO, P.L.L.P.
/s/ Paul A. Weingarden
Attorneys for Mortgagee/Assignee of Mortgagee
4500 Park Glen Road #300
Minneapolis, MN 55416
(952) 925-6888
10-3682
THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.
(June 17, 2010)

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 conditions of the following described mortgage:
DATE OF MORTGAGE: August 31, 2006
MORTGAGORS: K a t h y Mahlum and Eldon Mahlum, wife and husband.
MORTGAGEE: Electronic Registration Systems, Inc.
DATE AND PLACE OF RECORDING: Recorded September 1, 2006, Chippewa County Recorder, Document No. A000269587.
ASSIGNMENTS OF MORTGAGE: Assigned to: Chase Home Finance LLC, Dated: January 18, 2010, Recorded: January 28, 2010, Document No. A000280032.
TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc.
TRANSACTION AGENT'S MORTGAGE IDENTIFICATION NUMBER ON MORTGAGE: 100010401446943793
LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON MORTGAGE: Suntrust Mortgage, Inc.
RESIDENTIAL MORTGAGE SERVICER: Chase Home Finance LLC
MORTGAGED PROPERTY ADDRESS: 502 North 10th Street, Montevideo, MN 56265
TAX PARCEL I.D. #: 70-045-0250
LEGAL DESCRIPTION OF PROPERTY:
Lot 5 in Block 2, Burns Subdivision in Montevideo COUNTY IN WHICH PROPERTY IS LOCATED: Chippewa
ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$61,000.00
AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE, INCLUDING TAXES, IF ANY, PAID BY MORTGAGEE: \$70,021.45
That prior to the commence-

ment 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: July 8, 2010 at 11:00 AM
PLACE OF SALE: Sheriff's Office, Chippewa County Courthouse, Front Entrance, Montevideo, MN

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PLACE OF SALE: Sheriff's Office, Chippewa County Courthouse, Front Entrance, Montevideo, MN

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PLACE OF SALE: Sheriff's Office, Chippewa County Courthouse, Front Entrance, Montevideo, MN

MORTGAGEE/Assignee of Mortgagee/Assignee of Mortgagee USSET, WEINGARDEN AND LIEBO, P.L.L.P.
By: Paul A. Weingarden
Attorneys for Mortgagee/Assignee of Mortgagee
4500 Park Glen Road #300
Minneapolis, MN 55416
(952) 925-6888
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(April 22, 29
May 6, 13, 20, 27, 2010)

NOTICE OF MORTGAGE FORECLOSURE SALE

Pursuant to the provisions of Minnesota Statutes 580.07, the foregoing foreclosure sale is postponed until July 29, 2010 at 11:00 am at the Sheriff's Office, Chippewa County Courthouse, Front Entrance, Montevideo, MN, in said county and state.
Dated: June 11, 2010.
CitiMortgage, Inc.
Mortgagee/Assignee of Mortgagee
USSET, WEINGARDEN AND LIEBO, P.L.L.P.
/s/ Paul A. Weingarden
Attorneys for Mortgagee/Assignee of Mortgagee
4500 Park Glen Road #300
Minneapolis, MN 55416
(952) 925-6888
10-3682
THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.
(June 17, 2010)

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 conditions of the following described mortgage:
DATE OF MORTGAGE: September 30, 2005
MORTGAGORS: Jerry A. Johnson and Natasha M. Johnson, husband and wife.
MORTGAGEE: Mortgage Electronic Registration Systems, Inc.
DATE AND PLACE OF RECORDING: Recorded October 3, 2005, Chippewa County Recorder, Document No. A000266448.
ASSIGNMENTS OF MORTGAGE: Assigned to: CitiMortgage, Inc. Dated: June 2, 2010.
TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc.
TRANSACTION AGENT'S MORTGAGE IDENTIFICATION NUMBER ON MORTGAGE: 100013900801158274
LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON MORTGAGE: Irwin Mortgage Corporation
RESIDENTIAL MORTGAGE SERVICER: CitiMortgage, Inc.

MORTGAGED PROPERTY ADDRESS: 806 North 7th Street, Montevideo, MN 56265
TAX PARCEL I.D. #: 703200750
LEGAL DESCRIPTION OF PROPERTY:
Lot Five, in Block Seven, in Dr. Moyer's Second Addition to Montevideo COUNTY IN WHICH PROPERTY IS LOCATED: Chippewa
ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$74,000.00
AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE, INCLUDING TAXES, IF ANY, PAID BY MORTGAGEE: \$75,676.39
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: August 5, 2010 at 11:00 AM
PLACE OF SALE: Sheriff's Office, Chippewa County Courthouse, Front Entrance, Montevideo, MN

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PLACE OF SALE: Sheriff's Office, Chippewa County Courthouse, Front Entrance, Montevideo, MN

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PLACE OF SALE: Sheriff's Office, Chippewa County Courthouse, Front Entrance, Montevideo, MN

MORTGAGEE/Assignee of Mortgagee/Assignee of Mortgagee USSET, WEINGARDEN AND LIEBO, P.L.L.P.
By: Paul A. Weingarden
Attorneys for Mortgagee/Assignee of Mortgagee
4500 Park Glen Road #300
Minneapolis, MN 55416
(952) 925-6888
10-2733
771384986

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.
(June 17, 24,
July 1, 8, 15, 22, 2010)

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 conditions of the following described mortgage:
DATE OF MORTGAGE: 6/5/2006
MORTGAGOR(S): Jason R Driehorst, a single man.
MORTGAGEE: Bank of America, N.A.
SERVICER: Bank of America, N.A.
MORTGAGE ID #: n/a
DATE AND PLACE OF RECORDING: Recorded June 06, 2006, Chippewa County Recorder, Document No. A000268802.
LEGAL DESCRIPTION OF PROPERTY: Lot Three (3) in Block One Hundred Five (105) of Odd Fellows Addition to the City of Montevideo, according to the duly recorded plat thereof on file and of record in the Office of the County Recorder in and for said county and state.
TAX PARCEL NO.: 70-355-0515
ADDRESS OF PROPERTY: 1213 North 5th Street Montevideo, MN 56265
COUNTY IN WHICH PROPERTY IS LOCATED: Chippewa
ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$59,900.00
AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE, INCLUDING TAXES, IF ANY, PAID BY MORTGAGEE: \$61,697.43
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: Tuesday, August 03, 2010, 11:00 a.m.
PLACE OF SALE: Entrance to Sheriff's Office, Chippewa County Courthouse, City of Montevideo

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PLACE OF SALE: Entrance to Sheriff's Office, Chippewa County Courthouse, City of Montevideo

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PLACE OF SALE: Entrance to Sheriff's Office, Chippewa County Courthouse, City of Montevideo

and disbursements, including attorneys' fees allowed by law subject to redemption within 6 months from the date of said sale by the mortgagor(s), their personal representatives or assigns.

DATE TO VACATE PROPERTY: The date on or before which the mortgagor must vacate the property if the mortgage is not reinstated under Minnesota Statutes section 580.30 or the property redeemed under Minnesota Statutes section 580.23 is 02-03-2011 at 11:59 p.m. If the foregoing date is a Saturday, Sunday or legal holiday, then the date to vacate is the next business day at 11:59 p.m.

MORTGAGEE/Assignee of Mortgagee/Assignee of Mortgagee USSET, WEINGARDEN AND LIEBO, P.L.L.P.
By: Paul A. Weingarden
Attorneys for Mortgagee/Assignee of Mortgagee
4500 Park Glen Road #300
Minneapolis, MN 55416
(952) 925-6888
10-2733
771384986

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.
(June 10, 17, 24
July 1, 8, 15, 2010)

DATE AND TIME OF SALE: August 5, 2010 at 11:00 AM
PLACE OF SALE: Sheriff's Office, Chippewa County Courthouse, Front Entrance, Montevideo, MN

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Owner/Mortgagor must vacate the property on or before 11:59 P.M. on July 29, 2011, or the next business day if July 29, 2011 falls on a Saturday, Sunday or legal holiday.

Dated: June 11, 2010
Attorney(s) for Mortgagee
John P. Sellner
PRINDELE, MALAND, SELLNER, STENNES KNUITSEN & STERMER, CHARTERED
102 Parkway Drive, P.O. Box 514
Montevideo, MN 56265-0514
Attorney Registration No. 99028
Attorneys for Mortgagee
KLEINBANK, formerly known as First National Bank in Montevideo
MORTGAGEE OF MORTGAGE
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.
(June 17, 24,
July 1, 8, 15, 22, 2010)

DATE AND TIME OF SALE: August 5, 2010 at 11:00 AM
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DATE AND TIME OF SALE: August 5, 2010 at 11:00 AM
PLACE OF SALE: Sheriff's Office, Chippewa County Courthouse, Front Entrance, Montevideo, MN

Attorneys for Mortgagee
25 North Dale Street
St. Paul, MN 55102-2227
(651) 209-9760
(Z1980)

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.
(May 27,
June 3, 10, 17, 24
July 1, 2010)

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 31, 2005
ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$104,500.00
MORTGAGOR(S): Jeffery S. Zeatlow and Pety Zeatlow, husband and wife
MORTGAGEE: Mortgage Electronic Registration Systems, Inc., a Delaware corporation, as nominee for Prime Source Funding, a Minnesota corporation
DATE AND PLACE OF FILING: Filed April 1, 2005, Chippewa County Recorder; Document No. A000264656
ASSIGNMENTS OF MORTGAGE: Assigned to: Wells Fargo Bank, N.A.
LEGAL DESCRIPTION OF PROPERTY:
Lot 3, Block 3, West View Acres
STREET ADDRESS OF PROPERTY:
915 4th Street NW, Clara City, MN 56222
COUNTY IN WHICH PROPERTY IS LOCATED: Chippewa County, Minnesota
THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: \$109,199.43
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: July 29, 2010 at 10:00 a.m.
PLACE OF SALE: Chippewa County Sheriff's office, 629 North 11th Street, Montevideo, Minnesota
STREET ADDRESS OF PROPERTY:
301 South 3rd Street, Milan, MN 56262
COUNTY IN WHICH PROPERTY IS LOCATED: Chippewa County, Minnesota
THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: \$25,295.62
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:
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COUNTY IN WHICH PROPERTY IS LOCATED: Chippewa County, Minnesota
THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: \$25,295.62
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301 South 3rd Street, Milan, MN 56262
COUNTY IN WHICH PROPERTY IS LOCATED: Chippewa County, Minnesota
THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: \$25,295.62
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301 South 3rd Street, Milan, MN 56262
COUNTY IN WHICH PROPERTY IS LOCATED: Chippewa County, Minnesota
THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: \$25,295.62
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