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

STATE OF MINNESOTA  
COUNTY OF CHIPPEWA  
PROBATE DIVISION  
8TH JUDICIAL DISTRICT  
Court File No. 12-PR-10-381  
ESTATE OF  
PALMER J. ZEMPEL,  
DECEDENT

It is Ordered and Notice is given that on July 13, 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 Karen Rogatz whose address is 651 Hwy 119 SW, Appleton, MN 56208 as personal representative of the Estate of the Decedent in and 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.

Dates: June 10, 2010  
Paul A. Nelson, Judge  
Cheryl Eckhardt,  
Court Administrator  
/s/ Nancy Johnson, Deputy  
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 17, 24, 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: 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

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 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.

M O R T G A G O R ( 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: June 04, 2010  
Bank of America, N.A.  
Mortgagee  
Peterson, Fram & Bergman, P.A.  
By: Steven H. Bruns  
Attorneys for:  
Bank of America, N.A.

Mortgagee  
55 E. 5th St., Suite 800  
St. Paul, MN 55101  
(651) 291-8955  
THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.  
16751-100277  
(June 10, 17, 24  
July 1, 8, 15, 2010)

**NOTICE OF MORTGAGE FORECLOSURE SALE**

NOTICE IS HEREBY GIVEN THAT:

1. Default has occurred in the conditions of the Mortgage from Mark E. Lange, a single person, mortgagor, to KleinBank, formerly known as First National Bank in Montevideo, mortgagee, dated December 26, 1996, recorded December 31, 1996 in Book 165 of Mortgages, pages 663-666, as Document No. 232294, in the Office of the County Recorder, Chippewa County, Minnesota.

The land described in the Mortgage is not registered land.

2. The Mortgage has not been assigned.

3. Transaction Agent: None.

4. Lender or Broker and Mortgage Originator stated on Mortgage: First National Bank in Montevideo.

5. Residential Mortgage Servicer: KleinBank.

6. The original principal amount secured by the Mortgage was: \$138,000.00.

7. No action or proceeding at law is now pending to recover the debt secured by the Mortgage, or any part thereof.

8. The holder of the Mortgage has complied with all conditions precedent to acceleration of the debt secured by the Mortgage and foreclosure of the Mortgage, and has complied with all notice and other requirements of applicable statutes.

9. At the date of this notice the amount due on the Mortgage, and taxes, if any, paid by the holder of the Mortgage is: \$109,115.76.

10. Pursuant to the power of sale in the Mortgage, the Mortgage will be foreclosed and the land described as follows:

The West One-half of the Southwest Quarter (W $\frac{1}{2}$ SW $\frac{1}{4}$ ) of Section Twenty-six (26), Township One Hundred Nineteen (119), Range Forty-one (41), Chippewa County, Minnesota.  
Tax Identification No.: 01-026-3000  
Property address: 8095 40th Street NW, Milan MN 56262 will be sold by the County Sheriff of Chippewa County, Minnesota, at public auction on July 29, 2010 at 11:00 A.M. at the Sheriff's Main Office, Chippewa County Courthouse, 11th Street and Washington Avenue, Montevideo, Minnesota.

11. The time allowed by law for redemption by Mortgagor or Mortgagor's personal representatives or assigns is twelve (12) months after the date of sale.

12. 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.

13. If the Mortgage is not reinstated under Minn. Stat. §580.30 or the property is not redeemed under Minn. Stat. §580.23, the 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  
PRINDLE, MALAND, SELLNER, STENNES KNUTSEN & 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)

**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 11, 2004  
ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$40,000.00

MORTGAGOR(S): Patrick J. McTighe, 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: Filed February 18, 2004, Chippewa County Recorder; Document No. 260457

ASSIGNMENTS OF MORTGAGE: Assigned to: None

LEGAL DESCRIPTION OF PROPERTY: Lot Six (6), Block One (1), of Strand's First Addition to the Village (now City) of Milan, 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 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:

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 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 redeemed, or unless the time for redemption is reduced by judicial order, you must vacate the premises by 11:59 p.m. on July 29, 2011.

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: May 18, 2010  
WELLS FARGO BANK, N.A.  
Mortgagee  
REITER & SCHILLER, P.A.  
By: /s/  
Rebecca F. Schiller, Esq.  
Sarah J.B. Adam, Esq.  
N. Kibongni Fondungallah, Esq.  
James J. Pauly, Esq.  
Leah K. Weaver, Esq.  
Brian F. Kidwell, Esq.  
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 conditions of the following described mortgage:

DATE OF MORTGAGE: September 6, 2007  
MORTGAGORS: Andrew R. Kinman and Shantel A. Birhanzl, both single.

MORTGAGEE: JPMorgan Chase Bank, N.A.  
DATE AND PLACE OF RECORDING: Recorded September 7, 2007, Chippewa County Recorder, Document No. A000272695.

ASSIGNMENTS OF MORTGAGE: Assigned to: Chase Home Finance LLC, Dated: June 4, 2010.

TRANSACTION AGENT: NONE

TRANSACTION AGENT'S MORTGAGE IDENTIFICATION NUMBER ON MORTGAGE: NONE

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

RESIDENTIAL MORTGAGE SERVICER: Chase Home Finance LLC  
MORTGAGED PROPERTY ADDRESS: 716 North 3rd Street, Montevideo, MN 56265  
TAX PARCEL I.D. #: 70-330-0450

LEGAL DESCRIPTION OF PROPERTY: The South 5 feet of Lot 4 and the North 40 feet of Lot 5, in Block 4 of Nelson's Second Addition to Montevideo, according to the duly recorded Plat thereof on file and of record in the Office of the County Recorder in and for Chippewa County, Minnesota.

COUNTY IN WHICH PROPERTY IS LOCATED: Chippewa

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$80,500.00

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE, INCLUDING TAXES, IF ANY, PAID BY MORTGAGEE: \$83,241.41

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 12, 2010 at 11:00 AM

PLACE OF SALE: Sheriff's Office, Chippewa County Courthouse, Front Entrance, Montevideo, 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 11:59 p.m. on February 7, 2011.

M O R T G A G O R ( 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: June 4, 2010.  
CitiMortgage, Inc.  
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: 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

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 11:59 p.m. on February 7, 2011.

M O R T G A G O R ( 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: June 4, 2010.  
CitiMortgage, Inc.  
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)

(June 24,  
July 1, 8, 15, 22, 29, 2010)