

## LEGAL DESCRIPTION OF PROPERTY:

Lot 10 in Block 53 in the Townsite of Hutchinson, South Half, McLeod County, Minnesota.

## COUNTY IN WHICH PROPERTY IS LOCATED: McLeod

Property Address : 317 5th Avenue  
Southwest Hutchinson, MN 55350  
Tax Parcel ID No : 23-050-4210

## AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE:

\$146,519.23

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: February 19, 2009 10:00 A.M.

PLACE OF SALE: Sheriff's Main Office  
Main Lobby

McLeod County Law Enforcement Center  
Glencoe, MN

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), their personal representatives or assigns.

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: January 6, 2009

Mortgage Electronic Registration Systems, Inc.

Mortgagee

Wilford & Geske  
Attorneys for Mortgagee  
Lawrence A. Wilford  
James A. Geske  
7650 Currell Boulevard  
Suite 300  
Woodbury, Minnesota 55125  
(651)209-3300

File ID: 054975-16201

## NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE SALE

The above referenced sale scheduled for February 19, 2009, at 10:00 A.M. has been postponed to March 19, 2009, at 10:00 A.M. in the Sheriff's Main Office, Main Lobby, McLeod County Law Enforcement Center, Glencoe, MN, in said County and State.

Dated: February 19, 2009

Mortgage Electronic Registration Systems, Inc.

Mortgagee

Wilford & Geske, PA  
Attorneys for Mortgagee  
Lawrence A. Wilford  
James A. Geske  
7650 Currell Blvd., Suite 300  
Woodbury, MN 55125  
(651)209-3300  
Client ID: 16201

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.

Filed: February 20, 2009  
MCLEOD COUNTY COURTS  
GLENCOE, MN 55336

Karen Messner  
Court Registrar

Attorney For Personal Representative  
LENORE L. FLINN, Esq.  
Law Offices of Lenore L. Flinn  
16 Washington Ave West Suite 100  
Hutchinson, MN 55350  
Atty. Reg. No. 0189625

Court File No. PR-09-351

STATE OF MINNESOTA  
COUNTY OF MCLEOD  
DISTRICT COURT  
PROBATE DIVISION  
FIRST JUDICIAL DISTRICT

## NOTICE OF INFORMAL APPOINTMENT OF WILL AND PERSONAL REPRESENTATIVE, AND NOTICE TO CREDITORS

Estate of Charles Ernest Ray Mose, aka Ernest R Mose DECEDENT

Notice is given that an application for informal appointment of personal representative has been filed with the Registrar. No will has been presented for probate. The application has been granted. Notice is also given that the Registrar has informally appointed **William Mose** whose address is:

**1525 McDonald Drive SW, Hutchinson, MN 55350**

as personal representative of the Estate of the Decedent. Any heir or other interested person may be entitled to appointment as personal representative or may object to the appointment of the personal representative. Unless objections are filed with the Court (pursuant to Minn. Stat. 524.3-607) and the Court otherwise orders, the personal representative has full power to administer the Estate including, after 30 days from the date of issuance of letters, the power to sell, encumber, lease or distribute real estate.

Any objections to the probate of the will or appointment of the Personal Representative must be filed with this Court and will be heard by the Court after the filing of an appropriate petition and proper notice of hearing.

Notice is also given that (subject to Minn. 524.3-801) all creditors having claims against the Estate are required

Any objections to the probate of the will or appointment of the Personal Representative must be filed with this Court and will be heard by the Court after the filing of an appropriate petition and proper notice of hearing.

Notice is also given that (subject to Minn. 524.3-801) all creditors having claims against the Estate are required

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PUBLIC  
NOTICE

*Without public notices in  
the newspaper, this may be all  
the information you get.*



PUBLIC NOTICES IN NEWSPAPERS.

Where public information is accessible to the public.

