

Public Notices

Tax Parcel ID Number: 22-060-3660

LEGAL DESCRIPTION OF PROPERTY: Lot Eight (8), Block Fifty-five (55), Town of Franklin

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$59,068.11

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: November 12, 2009 at 10:00 AM

PLACE OF SALE: Sheriff's Main Office, Main Lobby, McLeod County Law Enforcement Center, Glencoe, 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 May 12, 2010, or the next business day if May 12, 2010 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: September 17, 2009

ASSIGNEE OF MORTGAGEE: Citi-Mortgage, Inc.

Wilford & Geske, P.A.
Attorneys for Assignee of Mortgagee
Lawrence A. Wilford
James A. Geske
8425 Seasons Parkway, Suite 105
Woodbury, MN 55125-4393
(651) 209-3300

File Number: 008812F01

STATE OF MINNESOTA
COUNTY OF McLEOD
DISTRICT COURT
PROBATE DIVISION
FIRST JUDICIAL DISTRICT
Court File No. PR-08-1494

Estate of:
Donald Francis Czeck
Decedent

NOTICE AND ORDER OF HEARING ON PETITION FOR FORMAL ADJUDICATION OF INTESTACY, DETERMINATION OF HEIRSHIP, APPOINTMENT OF PERSONAL REPRESENTATIVE AND NOTICE TO CREDITORS.

It is Ordered and Notice is given that on September 28, 2009 at 8:30 a.m. a hearing will be held in this Court at McLeod County Courthouse, 830 11th Street E, Glencoe, Minnesota, for the adjudication or intestacy and determination of heirship of the Decedent, and for the appointment of John J. Czeck whose address is: 956 Beacon Lane, Apple Valley, MN 55124, Michael J. Czeck whose address is: 956 Beacon Lane, Apple Valley, MN 55124 as co-personal representatives of the Estate of the Decedent in a SUPERVISED 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.

Amy Hahn,
Deputy Probate Registrar

Filed: September 8, 2009

Attorney for Personal Representative

Charles E. Paschke

Attorney at Law

610 8th Avenue

P.O. Box 189

Howard Lake, MN 55349

(320) 543-3411

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