

# Public Notices

## NOTICE OF MORTGAGE FORECLOSURE SALE

NOTICE IS HEREBY GIVEN that default has occurred in the conditions of the following described mortgage:

DATE OF MORTGAGE: August 19, 2003

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$188,000.00

MORTGAGOR(S): Bernard H. Lueck, FKA Bernie H. Lueck and Karen A. Lueck, husband and wife

MORTGAGEE: Mortgage Electronic Registration Systems, Inc.

DATE AND PLACE OF REGISTERING:

Registered: September 02, 2003  
McLeod County Registrar of Titles  
Document Number: T37583

ASSIGNMENTS OF MORTGAGE:

And assigned to: BAC Home Loans Servicing, LP

Dated: February 03, 2010

Transaction Agent: Mortgage Electronic Registration Systems, Inc.

Transaction Agent Mortgage Identification Number: 100257100030022335

Lender or Broker: First Federal FSB

Residential Mortgage Servicer: BAC Home Loans Servicing, L.P.

Mortgage Originator: Not Applicable

CERTIFICATE OF TITLE NUMBER: 9314.0

COUNTY IN WHICH PROPERTY IS LOCATED: McLeod

Property Address: 643 Shady Creek Dr, Winsted, MN 55395-1018

Tax Parcel ID Number: 210960090

LEGAL DESCRIPTION OF PROPERTY: Lot Nine (9), Block One (1), Sunrise Estates

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$189,748.52

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; that this is registered property;

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: April 21, 2010 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 October 21, 2010, or the next business day if October 21, 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: March 09, 2010

ASSIGNEE OF MORTGAGEE: BAC Home Loans Servicing, LP

Wilford & Geske, P.A.  
Attorneys for Assignee of Mortgagee

Lawrence A. Wilford  
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(651) 209-3300

File Number: 012318F01

## STATE OF MINNESOTA COUNTY OF McLEOD

**DISTRICT COURT  
FIRST JUDICIAL DISTRICT  
PROBATE DIVISION  
Court File No. PR-09-1977  
IN RE: ESTATE OF  
Edwin C. Homan,  
DECEDENT**

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

**IT IS ORDERED** and Notice is given that on March 22, 2010 at 8:30 a.m., a hearing will be held in this Court at 830 11<sup>th</sup> Street East, Glencoe, Minnesota, for the formal probate of an instrument purporting to be the Will of Decedent, Edwin C. Homan, dated March 29, 2000, and for the appointment of Edwin E. Homan whose address is 616 Lynn Road SW, Hutchinson, MN 55350 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 within four (4) months after the date of this notice or the claims will be barred.

Dated: February 24, 2010  
Michael R. Savre  
Judge of District Court

GAVIN, OLSON, WINTERS, TWISS, THEIS, AND LONG, LTD.  
Attorneys at Law  
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