

Mortgage Foreclosures

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: May 12, 2004
ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$45,000.00
MORTGAGOR(S):

Muriel M. Kuglitz, an unmarried person
MORTGAGEE: Wells Fargo Bank, N.A.
LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON THE MORTGAGE: Wells Fargo Bank, N.A.

SERVICER: Wells Fargo Bank, N.A.
DATE AND PLACE OF FILING: First June 18, 2024, Blue Earth County Register of 3-
fees, as Document Number 382496

LEGAL DESCRIPTION OF PROPERTY: Lots 9 and 10, except the Northern 48 feet of said Lot 10, Block 25, Duke Second

Addition to Markato, according to the Plat thereof on file and of record in the Office of the County Recorder in and for said County and State.

REGISTERED PROPERTY
PROPERTY ADDRESS:

1702 North Broad Street,
Markeo, MN 56001

PROPERTY IDENTIFICATION NUMBER:
R01.08.05.357.016 COTS 34897

COUNTY IN WHICH PROPERTY IS LOCATED: Blue Earth

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: \$31,717.53

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:
October 10, 2024, 10:00AM

PLACE OF SALE:
Sheriff's Main Office,
401 Canby Road,
Markeo, MN 56002

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) the personal representatives or assigns.

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 a.m. on April 10, 2025, or the next business day if April 10, 2025 falls on a Saturday, Sunday or legal holiday.

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 580.032 DETERMINING, AMONG OTHER THINGS, THAT THE MORTGAGED PREMISES ARE IMPROVED WITH A RESIDENTIAL DWELLING OF LESS THAN 5 UNITS, ARE NOT PROPERTY USED FOR AGRICULTURAL PRODUCTION, AND ARE ABANDONED.
Dated: August 13, 2024

Wells Fargo Bank, N.A.
Mortgage
LOGS Legal Group LLP
Tracy J. Haliday - 034610K
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Attorneys for Mortgage
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THIS IS A COMMUNICATION FROM A DEBT COLLECTOR

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Postponements

NOTICE OF INFORMAL APPOINTMENT OF CO-PERSONAL REPRESENTATIVES AND NOTICE TO CREDITORS (INTESTATE)

STATE OF MINNESOTA
COUNTY OF BLUE EARTH
FIFTH JUDICIAL DISTRICT

DISTRICT COURT
PROBATE DIVISION
Court File No. 07PR-24-0224

Estate of
Ardis Mae Johnson,
aka Ardis M. Johnson,
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 Steven A. Johnson and Katherine M. Potzler, as co-personal representatives 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 representatives. Unless objections are filed with the Court (pursuant to Minnesota Statutes section 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 appointment of the Co-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 Minnesota Statutes section 524.3-607) 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.

Dated: August 23, 2024
s/ Andrew Nelson
Registrar
Theresa Kadzik
Court Administrator
Attorney for
Personal Representative -
Steven A. Johnson
Joshua T. Danberg Attorney
License No: 0399198
Patrick Mark & Johnson, P.A.
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