

Public Notices

CERTIFICATE OF ASSUMED NAME MINNESOTA SECRETARY OF STATE
Minnesota Statutes Chapter 333

The filing of an assumed name does not provide a user with exclusive rights to that name. The filing is required for consumer protection in order to enable customers to be able to identify the true owner of a business.

ASSUMED NAME: Home Free TC
PRINCIPAL PLACE OF BUSINESS: 23082 288th Ln, Belle Plaine, MN 56011 USA
NAMEHOLDER(S): Minnesota Transaction Coordinators, LLC, 23082 288th Ln, Belle Plaine, MN 56011 USA
By typing my name, I, the undersigned, certify that I am signing this document as the person whose signature is required, or as agent of the person(s) whose signature would be required who has authorized

me to sign this document on his/her behalf, or in both capacities. I further certify that I have completed all required fields, and that the information in this document is true and correct and in compliance with the applicable chapter of Minnesota Statutes. I understand that by signing this document, I am subject to the penalties of perjury as set forth in Section 609.48 as if I had signed this document under oath.

SIGNED BY: Nathan Nelson
MAILING ADDRESS: None Provided
EMAIL FOR OFFICIAL NOTICES: nnelson@virtuslaw.com
STATE OF MINNESOTA OFFICE OF THE SECRETARY OF STATE
FILED 10/22/2021
Original File Number 1265547100025
(Published in The New Prague Times, Thursdays, November 18 and 25, 2021; No. T738-11-25)

CERTIFICATE OF ASSUMED NAME AMENDMENT TO ASSUMED NAME MINNESOTA SECRETARY OF STATE
Minnesota Statutes Chapter 333

The filing of an assumed name does not provide a user with exclusive rights to that name. The filing is required for consumer protection in order to enable consumers to be able to identify the true owner of a business.

- List the exact assumed name under which the business is or will be conducted: Kelly Blair Design
- Principal Place of Business: 107 1st St. SW, New Prague, MN 56071
- List a Mailing Address if you cannot receive mail at the principal place of business address: 107 1st St. SW, New Prague, MN 56071
- List the name and complete street address of all persons conducting business under the above Assumed Name, OR if an entity, provide the legal corporate, LLC, or Limited Partnership name and registered office address: Kelly Susa, 107 1st St. SW, New Prague, MN 56071
- This certificate is an amendment of Certificate of Assumed Name File Number 1163793100039. Originally

filed on 6/25/2020 under the name Kelly Blair Design

6. I, the undersigned, certify that I am signing this document as the person whose signature is required, or as agent of the person(s) whose signature would be required who has authorized me to sign this document on his/her behalf, or in both capacities. I further certify that I have completed all required fields, and that the information in this document is true and correct and in compliance with the applicable chapter of Minnesota Statutes. I understand that by signing this document I am subject to the penalties of perjury as set forth in Section 609.48 as if I had signed this document under oath.

Date: 9-18-21
/s/ Kelly Susa, Owner
Email address for Official Notices: kelly.b.susa@gmail.com
List a name and daytime phone number of a person who can be contacted about this form: Kelly Susa 715-307-4020
STATE OF MINNESOTA OFFICE OF THE SECRETARY OF STATE
FILED 09/30/2021
Original File Number 1163793100039
(Published in The New Prague Times, Thursdays, November 18 and 25, 2021; No. T739-11-25)

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: August 3, 2018
ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$186,558.00
MORTGAGOR(S): Thomas S. Simek, a single person
MORTGAGEE: Mortgage Electronic Registration Systems Inc., as nominee for Fairway Independent Mortgage Corporation
DATE AND PLACE OF FILING: Recorded on August 20, 2018 as Document Number 417579 in the Office of the County Recorder of Le Sueur County, Minnesota.

ASSIGNMENTS OF MORTGAGE: Assigned to: Lakeview Loan Servicing, LLC by assignment recorded on April 7, 2020 as Document Number 427181 in the Office of the County Recorder of Le Sueur County, Minnesota.

LEGAL DESCRIPTION OF PROPERTY: Lot 10, Block 1, Welco West Subdivision No. 4, Le Sueur County, Minnesota.

STREET ADDRESS OF PROPERTY: 500 WELCO LANE W, MONTGOMERY, MN 56069

COUNTY IN WHICH PROPERTY IS LOCATED: Le Sueur County, Minnesota.

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: \$230,191.39

TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc.

NAME OF MORTGAGE ORIGINATOR: Fairway Independent Mortgage Corporation

RESIDENTIAL SERVICER: LoanCare, LLC

TAX PARCEL IDENTIFICATION NUMBER: 227450100

TRANSACTION AGENT'S MORTGAGE IDENTIFICATION NUMBER: 100392411203267656

THAT no action or proceeding has been instituted at law to recover the debt then remaining secured by such mortgage, or any part thereof, or, if the action or proceeding has been instituted, that the same has been discontinued, or that an execution

upon the judgment rendered therein has been returned unsatisfied, in whole or in part.

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: January 05, 2022 at 1:00 PM.

PLACE OF SALE: Le Sueur County Sheriff's Office, 435 E. Derrynane Street, Le Center, MN 56057.

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 six (6) months from the date of sale.

TIME AND DATE TO VACATE PROPERTY: 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 5, 2022.

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.

MORTGAGOR(S) RELEASED FROM FINANCIAL OBLIGATION ON MORTGAGE: None

Dated: October 27, 2021
LAKEVIEW LOAN SERVICING, LLC

Mortgagee
TROT LAW, P.C.

By: /s/
N. Kibongni Fondungallah, Esq.

Samuel R. Coleman, Esq.
Attorneys for Mortgagee
25 Dale Street North
St. Paul, MN 55102
(651) 209-9760
(19-0605-FC03)

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.

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