

Public Notices

**PUBLIC NOTICE
NOTICE OF INFORMAL
PROBATE OF WILL AND
INFORMAL APPOINTMENT
OF PERSONAL
REPRESENTATIVE AND
NOTICE TO CREDITORS
STATE OF MINNESOTA
COUNTY OF SCOTT
DISTRICT COURT
FIRST JUDICIAL DISTRICT
Court File No. 70-PR-24-5767
In Re: Estate of
ROBERT J. ADAMEK,
Decedent.**

Notice is given that an Application for Informal Probate of Will and Informal Appointment of Personal Representative was filed with the Registrar, along with a Will dated May 9, 2003. The Registrar accepted the application and informally appointed Mark W. Peterson, whose address is 2955 Aspen Lk Dr NE, Blaine, MN 55449, to serve as the personal representative of the Decedent's estate.

Any heir, devisee or other interested person may be entitled to appointment as personal representative or may object to the appointment of the personal representative. Any objection to the appointment of the personal representative must be filed with the Court, and any properly filed objection will be heard by the Court after notice is provided to interested persons of the date of hearing on the objection.

Unless objections are filed, and unless the Court orders otherwise, the personal representative has the full power to administer the estate, including, after thirty (30) days from the issuance of letters testamentary, the power to sell, encumber, lease, or distribute any interest in real estate owned by the Decedent.

Notice is further given that, subject to Minn. Stat. § 524.3-801, all creditors having claims against the Decedent's 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: 4-30-2024
/s/ Tiffany Kleeberger
Deputy Registrar
Vicky L. Carlson
Court Administrator
WORNSON GOGGINS, PC
Eric B. Brever
MN# 338138
119 East Main Street
New Prague, MN 56071
Telephone: 952-758-4161
Facsimile: 952-758-4085
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ATTORNEY FOR MARK W. PETERSON

(Published in The New Prague Times, Thursdays, May 16 and 23, 2024; No. T1289-5-23)

**NOTICE OF
MORTGAGE
FORECLOSURE SALE
THE RIGHT TO VERIFI-
CATION OF THE DEBT
AND IDENTITY OF THE
ORIGINAL CREDITOR
WITHIN THE TIME PRO-
VIDED BY LAW IS NOT AF-
FECTED BY THIS ACTION.**

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

DATE OF MORTGAGE: March 9, 2006
ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$288,000.00

MORTGAGOR(S): Archie L. Gross and Lynne M. Gross, husband and wife

MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as nominee for Aegis Lending Corporation

DATE AND PLACE OF FILING: Recorded on April 21, 2006 and memorialized upon Certificate of Title No. 7712 as Document Number 17403, as modified by record by Archie L. Gross by document recorded on June 10, 2013 as Document Number 20951 in the Office of the County Registrar of Titles of Le Sueur County, Minnesota.

ASSIGNMENTS OF MORTGAGE: Assigned to: Citibank N.A. as Trustee for the MLMI Trust Series 2006-HE5 by assignment recorded on August 4, 2008 as Document Number 18543 in the Office of the County Registrar of Titles of Le Sueur County, Minnesota; thereafter assigned to Wilmington Trust, National Association, as Successor Trustee to Citibank, N.A., as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-HE5 by assignment recorded on April 26, 2024 as Document Number 26125 in the Office of the County Registrar of Titles of Le Sueur County, Minnesota.

LEGAL DESCRIPTION OF PROPERTY: Lots Eighty-five and Eighty-six (85 & 86), Green Acres, Le Sueur County, Minnesota, save and except the following described real estate: Commencing at the Southwesterly Corner of Lot 85, Green Acres, Le Sueur County, Minnesota; proceeding thence Northeasterly along the Southerly line of Lot 85 a distance of 147 .27 feet to the Southeasterly Corner there-

of; proceeding thence North along the East line of said Lot a distance of 51.8 feet to a point; proceeding thence in a Southwesterly direction to a point on the Westerly line of said Lot, which point is 32.565 feet Northwesterly from the Southwesterly corner thereof; proceeding thence in a Southerly direction along the Westerly line of said Lot a distance of 32.565 feet to the Southwesterly Corner thereof, then same consisting of a portion of Lot 85, Green Acres, Le Sueur County, Minnesota. Said Description being in accordance with the recorded Maps and Plats thereof on file and of record in the Office of the Registrar of Titles in and for Le Sueur County, Minnesota.

Tax Parcel No. 21-480-0070.
REGISTERED PROPERTY
STREET ADDRESS OF PROPERTY: 138 MORNING-SIDE DR N, LE SUEUR, MN 56058

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: \$243,762.72

TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc.

NAME OF MORTGAGE ORIGINATOR: Aegis Lending Corporation

RESIDENTIAL SERVICER: Nationstar Mortgage LLC

TAX PARCEL IDENTIFICATION NUMBER: 21.480.0770

TRANSACTION AGENT'S MORTGAGE IDENTIFICATION NUMBER: 100055140020697443

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: July 10, 2024 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 January 10, 2025.

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: May 13, 2024
WILMINGTON TRUST, NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO CITIBANK, N.A., AS TRUSTEE FOR MERRILL LYNCH MORTGAGE INVESTORS TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-HE5

Mortgagee
TROTT LAW, P.C.

By:
/s/ *N. Kibongni Fondungal-
lah, Esq.*

Samuel R. Coleman, Esq.
Sung Woo Hong, Esq.
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(24-0180-FC01)

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.

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