

Public Notice

(First Date of Pub.: Wed., Apr. 5, 2017)

(Dates of Pub.: Wed., Apr. 5, 12, 19, 26, May 3, 10, 2017)

17-106218

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 23, 2012

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$28,000.00

MORTGAGOR(S): Daniel Knudson, a single 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: Filed May 25, 2012, Lyon County Recorder, as Document Number 195246

LEGAL DESCRIPTION OF PROPERTY: Lot One (1), Two (2) and Three (3) in Block One (1) of the Original Plat, City of Tracy

PROPERTY ADDRESS: 78 South St, Tracy, MN 56175

PROPERTY IDENTIFICATION NUMBER: 31-100001-0 and 31-100002-0

COUNTY IN WHICH PROPERTY IS LOCATED: Lyon

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: \$21,742.94

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: May 25, 2017, 10:00am

PLACE OF SALE: Sheriff's Main Office, 611 West Main Street, Marshall, MN 56258

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 p.m. on November 25, 2017, or the next business day if November 25, 2017 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 582.032 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: March 28, 2017

Wells Fargo Bank, N.A. Mortgagee

SHAPIRO & ZIELKE, LLP

BY

Lawrence P. Zielke - 152559

Diane F. Mach - 273788

Melissa L. B. Porter - 0337778

Randolph W. Dawdy - 2160X

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Tracy J. Halliday - 034610X

Attorneys for Mortgagee

12550 West Frontage Road, Suite 200

Burnsville, MN 55337

(952) 831-4060

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR

(First Date of Pub.: Wed., May 10, 2017)

(Dates of Pub.: Wed., May 10, 2017)

LYON COUNTY BOARD OF COMMISSIONERS

Tuesday, April 18, 2017

A Summary of the Proceedings of the Lyon County Board

9:00 a.m. pursuant to notice the Lyon County Commissioners met with the following members present: Commissioners Anderson, Sanow, Graupmann, Crowley and Ritter. Also present: Administrator Stomberg and Attorney Maes.

MSP to approve the agenda with the addition of Museum door quotes and discussion on public comment period about the expired feedlot permit.

MSP to approve the consent agenda.

MSP to adopt the resolution to allow United Community Action Partnership to administer the MN Housing Finance Agency's Family Homeless Prevention Assistant Program.

MSP to approve the quote from Thyssenkrupp for \$31,586 for the Museum elevator repair.

MSP to approve the abatement for \$8,368 to Tim and Donna Swenson.

MSP to approve the CUP for Bryan Kerkaert, Tim Kerkaert and Chad Louwagie to construct a new feedlot. Commissioner Anderson abstained from voting due to a conflict of interest.

MSP to approve the CUP for Braden French and Ron VanLerberghe to expand an existing feedlot. Commissioner Anderson abstained from voting due to a conflict of interest.

MSP to approve the 2017 summer hires as presented. Commissioner Sanow abstained from voting due to a conflict of interest.

MSP to adjourn at 11:37 a.m.

A copy of these proceedings are available in the County Administrator Office of Lyon County and also available at www.lyonco.org.

CITY OF TRACY, MINNESOTA STATEMENT OF NET POSITION PROPRIETARY FUNDS DECEMBER 31, 2016

	Business-type Activities - Enterprise Funds				Business-type Activities - Enterprise Funds				Totals
	303 O'Brien Court	411 Orchard Lane Townhomes	601 Liquor	602 Water Utility	606 Tracy Medical Center	608 Sewer Utility	605 Deputy Register and License	Other Enterprise Funds	
ASSETS									
CURRENT ASSETS									
Cash and temporary investments	\$ 166,758	\$ 13,802	\$ -	\$ 441,551	\$ -	\$ 6,448,053	\$ 21,351	\$ 188,814	\$ 7,280,329
Cash held with fiscal agent	-	-	-	188,768	-	188,768	-	-	377,536
Receivables	-	-	11,635	96,534	-	68,754	-	32,283	209,206
Accounts	-	-	-	25,072	-	10,600	-	-	35,672
Special assessments	-	-	-	600	-	-	-	-	600
Intergovernmental	-	-	-	-	-	-	-	-	-
Advance from other funds - current	7,761	-	-	-	-	-	-	3,891	11,652
Inventories	-	-	83,878	-	-	-	-	-	83,878
Prepaid items	-	-	2,833	1,555	-	1,082	-	-	5,470
TOTAL CURRENT ASSETS	174,519	13,802	98,346	754,080	-	6,717,257	21,351	224,988	8,004,343
NONCURRENT ASSETS									
Advance from other funds	23,186	-	-	-	-	-	-	12,571	35,757
Capital assets, at cost	-	35,042	26,920	6,400	-	-	-	10,677	79,170
Land	-	-	-	508,796	-	2,330,435	-	-	2,839,231
Construction in Progress	1,399,688	1,162,785	202,529	98,348	-	29,706	-	878,576	3,771,632
Buildings	53,404	-	-	3,023,684	-	1,540,298	-	130,915	4,748,301
Improvements other than buildings	90,110	-	111,950	1,187,510	-	76,419	22,340	35,705	1,524,034
Machinery and equipment	(923,483)	(253,698)	(267,336)	(3,117,879)	-	(809,671)	(18,430)	(677,278)	(6,067,775)
Less accumulated depreciation	-	-	-	-	-	-	-	-	-
Total capital assets (net of accumulated depreciation)	619,850	944,129	74,063	1,706,859	-	3,167,187	3,910	378,595	6,894,593
TOTAL NONCURRENT ASSETS	643,036	944,129	74,063	1,706,859	-	3,167,187	3,910	391,166	6,930,350
TOTAL ASSETS	817,555	957,931	172,409	2,460,939	-	9,884,444	25,261	616,154	14,934,693
DEFERRED OUTFLOW OF RESOURCES									
Deferred pension resources	-	-	58,523	50,308	-	21,347	16,553	12	146,743
LIABILITIES									
CURRENT LIABILITIES									
Accounts payable	1,187	1,254	3,901	26,286	-	33,373	254	2,049	68,304
Deposits payable	-	1,824	-	10,140	-	-	-	7,898	19,862
Due to other governments	-	-	4,061	233	-	-	-	983	5,277
Advance to other funds, current	-	-	15,489	-	-	-	-	26,005	41,494
Accrued salaries payable	-	-	2,115	2,696	-	840	800	-	6,451
Accrued interest payable	-	16,625	-	14,390	-	24,452	-	14,064	69,531
Bonds payable, current	-	30,000	-	286,200	-	341,000	-	43,248	700,448
Compensated absences payable, current	-	-	6,251	1,269	-	192	1,239	-	8,951
TOTAL CURRENT LIABILITIES	1,187	49,703	31,817	341,214	-	399,857	2,293	94,247	920,318
NONCURRENT LIABILITIES									
Advance to other funds, noncurrent	-	-	-	-	-	-	-	12,571	12,571
Compensated absences payable, noncurrent	-	-	3,426	9,416	-	4,804	158	-	17,804
Pension liability	-	-	163,993	140,974	-	59,820	46,384	35	411,206
Bonds payable, noncurrent	-	1,167,308	-	1,437,728	-	8,960,820	-	332,273	11,898,129
TOTAL NONCURRENT LIABILITIES	-	1,167,308	167,419	1,588,118	-	9,025,444	46,542	344,879	12,339,710
TOTAL LIABILITIES	1,187	1,217,011	199,236	1,929,332	-	9,425,301	48,835	439,126	13,260,028
DEFERRED INFLOWS OF RESOURCES									
Deferred pension resources	-	-	22,096	18,995	-	8,060	6,250	5	55,406
NET POSITION									
Net investment in capital assets	619,850	(253,179)	74,063	938,289	-	287,269	3,910	3,074	1,673,276
Unrestricted	196,518	(5,901)	(64,463)	(375,369)	-	185,161	(17,181)	173,961	92,726
TOTAL NET POSITION	\$ 816,368	\$ (259,080)	\$ 9,600	\$ 562,920	\$ -	\$ 472,430	\$ (13,271)	\$ 177,035	\$ 1,766,002

The notes to the financial statements are in integral part of this statement.

CITY OF TRACY, MINNESOTA STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION PROPRIETARY FUNDS FOR THE YEAR ENDED DECEMBER 31, 2016

	Business-type Activities - Enterprise Funds				Business-type Activities - Enterprise Funds				Total
	303 O'Brien Court	411 Orchard Lane Townhomes	601 Liquor	602 Water Utility	606 Tracy Medical Center	608 Sewer Utility	605 Deputy Register and License	Other Enterprise Funds	
OPERATING REVENUES									
Charges for services	\$ 45,750	\$ 72,830	\$ -	\$ 402,841	\$ 10,772	\$ 397,030	\$ -	\$ 263,025	\$ 1,192,248
Sales	-	-	756,638	-	-	-	1,009,944	-	1,766,582
Cost of sales	-	-	(483,722)	-	-	-	(955,925)	-	(1,439,647)
Pension revenue	-	-	635	546	-	232	180	-	1,593
TOTAL OPERATING REVENUES	45,750	72,830	273,551	403,387	10,772	397,262	54,199	263,025	1,520,776
OPERATING EXPENSES									
Personal services	-	-	180,994	167,061	-	76,216	52,766	(887)	476,150
Supplies	-	-	702	2,706	-	288	4,311	3,253	11,260
Other services and charges	8,603	46,103	101,135	113,083	-	52,745	2,130	176,156	499,955
Insurance	-	5,241	9,276	4,441	-	3,381	-	8,239	30,578
Utilities	-	104	14,380	31,971	-	1,607	-	2,545	50,607
Depreciation	38,935	42,283	7,678	116,841	25,495	55,025	473	37,158	323,888
TOTAL OPERATING EXPENSES	47,538	93,731	314,165	436,103	25,495	189,262	59,680	226,464	1,392,438
OPERATING INCOME (LOSS)	(1,788)	(20,901)	(40,614)	(32,716)	(14,723)	208,000	(5,481)	36,561	128,338
NONOPERATING REVENUES (EXPENSES)									
Special assessments	-	-	-	19,507	-	-	-	-	19,507
Federal grants	-	15,807	-	-	-	0	-	-	15,807
Other income	-	995	2,784	27,520	-	10	212	839	32,360
Investment earnings	2,688	27	-	1,171	3,173	2,883	349	3,215	13,506
Rental income	-	-	1,845	1,680	-	-	-	-	3,525
Gain (loss) from the sale of capital asset	-	-	-	360	-	-	-	-	360
Bond issuance costs paid	-	(18,240)	-	(15,706)	-	(80,989)	-	-	(114,935)
Amortization expense	-	-	-	445	-	445	-	-	890
Interest and other expense	-	(48,966)	-	(34,285)	(5)	(48,609)	-	(20,559)	(152,424)
TOTAL NONOPERATING REVENUES (EXPENSES)	2,688	(50,377)	4,629	692	3,168	(126,260)	561	(16,505)	(181,404)
INCOME (LOSS) BEFORE TRANSFERS	900	(71,278)	(35,985)	(32,024)	(11,555)	81,740	(4,920)	20,056	(53,066)
TRANSFERS IN	-	25,000	-	-	-	-	-	7,642	32,642
TRANSFERS OUT	(32,642)	-	-	(5,000)	(395,517)	(1,000)	(7,492)	(81,565)	(523,216)
CHANGE IN NET POSITION	(31,742)	(46,278)	(35,985)	(37,024)	(1,211,606)	80,740	(12,412)	(53,867)	(1,348,174)
SPECIAL ITEM (NOTE 9)									
	-	-	-	-	(804,534)	-	-	-	(804,534)
NET POSITION, JANUARY 1	848,110	(212,802)	4						

Public Notice

City of Tracy Financial Reports continued from previous page

CITY OF TRACY, MINNESOTA STATEMENT OF CASH FLOWS - CONTINUED ON THE FOLLOWING PAGES PROPRIETARY FUNDS FOR THE YEAR ENDED DECEMBER 31, 2016									
	Business-type Activities - Enterprise Funds				Business-type Activities - Enterprise Funds				Total
	303 O'Brien Court	411 Orchard Lane Townhomes	601 Liquor	602 Water Utility	606 Tracy Medical Center	608 Sewer Utility	605 Deputy Register and License	Other Enterprise Funds	
CASH FLOWS FROM OPERATING ACTIVITIES									
Receipts from customers	\$ 45,750	\$ 90,361	\$ 745,003	\$ 383,220	\$ 10,772	\$ 412,480	\$ 1,009,944	\$ 265,442	\$ 2,962,972
Payments to suppliers and vendors	(7,416)	(51,941)	(606,213)	(135,665)	-	(32,538)	(962,617)	(187,322)	(1,983,712)
Payments to and on behalf of employees	-	-	(181,758)	(147,121)	-	(54,865)	(48,663)	(27)	(432,434)
Other receipts	-	16,802	4,629	29,200	-	10	212	839	51,692
NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES	38,334	55,222	(38,339)	129,634	10,772	325,087	(1,124)	78,932	598,518
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES									
Increase in due to other funds	9,392	(22,757)	-	-	-	-	-	3,751	(9,614)
Decrease in due to other funds	-	-	15,489	-	-	-	-	(28,487)	(12,998)
Increase in due from other funds	-	-	-	-	-	-	-	22,757	22,757
Transfers from other funds	-	25,000	-	-	-	-	-	7,642	32,642
Transfers to other funds	(32,642)	-	-	(5,000)	(395,517)	(1,000)	(7,492)	(81,565)	(523,216)
NET CASH PROVIDED (USED) BY NONCAPITAL FINANCING ACTIVITIES	(23,250)	2,243	15,489	(5,000)	(395,517)	(1,000)	(7,492)	(75,902)	(490,429)
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES									
Acquisition of capital assets	-	-	-	(148,056)	(1,082)	(1,702,689)	-	-	(1,851,827)
Principal paid on bonds payable	-	(1,160,000)	-	(401,700)	(1,076)	(279,300)	-	(39,554)	(1,881,630)
Interest and fees paid on bonds payable	-	(62,758)	-	(37,564)	(5)	(44,060)	-	(21,475)	(165,862)
Issuance cost paid on bonds issued	-	(18,240)	-	(15,706)	-	(80,989)	-	-	(114,935)
Proceeds from the sale of capital assets	-	-	-	360	-	-	-	-	360
Proceeds from bonds issued, net of premium	-	1,197,308	-	914,646	-	8,016,812	-	-	10,128,766
Payments received on special assessments	-	-	-	20,502	-	-	-	-	20,502
NET CASH PROVIDED (USED) BY CAPITAL AND RELATED FINANCING ACTIVITIES	-	(43,690)	-	332,482	(2,163)	5,909,774	-	(61,029)	6,135,374
CASH FLOWS FROM INVESTING ACTIVITIES									
Interest received on cash and temporary investments	2,688	27	-	1,171	3,173	2,883	349	3,215	13,506
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	17,772	13,802	(22,850)	458,287	(383,735)	6,236,744	(8,267)	(54,784)	6,256,969
CASH AND CASH EQUIVALENTS, JANUARY 1 - RESTATED	148,986	-	22,850	172,032	383,735	400,077	29,618	243,598	1,400,896
CASH AND CASH EQUIVALENTS, DECEMBER 31	\$ 166,758	\$ 13,802	\$ -	\$ 630,319	\$ -	\$ 6,636,821	\$ 21,351	\$ 188,814	\$ 7,657,865
Cash and temporary investments	\$ 166,758	\$ 13,802	\$ -	\$ 441,551	\$ -	\$ 6,448,053	\$ 21,351	\$ 188,814	\$ 7,280,329
Cash held with fiscal agent	-	-	-	188,768	-	188,768	-	-	377,536
Total cash and cash equivalents	\$ 166,758	\$ 13,802	\$ -	\$ 630,319	\$ -	\$ 6,636,821	\$ 21,351	\$ 188,814	\$ 7,657,865

CITY OF TRACY, MINNESOTA STATEMENT OF CASH FLOWS PROPRIETARY FUNDS - CONTINUED FOR THE YEAR ENDED DECEMBER 31, 2016

	Business-type Activities - Enterprise Funds				Business-type Activities - Enterprise Funds				Total
	303 O'Brien Court	411 Orchard Lane Townhomes	601 Liquor	602 Water Utility	606 Tracy Medical Center	608 Sewer Utility	605 Deputy Register and License	Other Enterprise Funds	
RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES									
Operating income (loss)	\$ (1,788)	\$ (20,901)	\$ (40,614)	\$ (32,716)	\$ (14,723)	\$ 208,000	\$ (5,481)	\$ 36,561	\$ 128,338
Adjustments to reconcile operating income (loss) to net cash provided (used) by operating activities									
Other income related to operations	-	16,802	4,629	29,200	-	10	212	839	51,692
Depreciation	38,935	42,283	7,678	116,841	25,495	55,025	473	37,158	323,888
(Increase) decrease in assets									
Accounts receivable	-	5,625	(11,635)	(17,824)	-	6,467	-	2,417	(14,950)
Special assessments	-	-	-	(1,629)	-	8,983	-	-	7,354
Due from other governments	-	11,906	-	(168)	-	-	-	-	11,738
Inventories	-	-	5,624	-	-	-	-	-	5,624
Prepaid items	-	-	(1,576)	(9)	#REF!	62	-	-	#REF!
(Increase) decrease in deferred outflows of resources									
Deferred pension resources	-	-	(45,058)	(40,010)	-	(18,390)	(13,023)	89	(116,392)
Increase (decrease) in liabilities									
Accounts payable	1,187	(273)	1,784	15,744	-	25,421	(251)	25	43,637
Due to other governments	-	-	(2,830)	1	-	-	-	8	(2,821)
Deposits payable	-	(220)	-	800	-	-	-	2,838	3,418
Accrued salaries payable	-	-	(240)	928	-	174	172	-	1,034
Compensated absences payable	-	-	(3,731)	4,402	-	1,864	439	-	2,974
Pension liability	-	-	47,916	52,197	-	34,327	15,953	(839)	149,554
Increase (decrease) in deferred inflows of resources									
Deferred pension resources	-	-	(286)	1,877	-	3,144	382	(164)	4,953
NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES	\$ 38,334	\$ 55,222	#REF!	\$ 129,634	#REF!	\$ 325,087	\$ (1,124)	\$ 78,932	#REF!
NONCASH INVESTING, CAPITAL AND FINANCING ACTIVITIES									
Book value of disposed/traded of capital assets	\$ -	\$ -	\$ -	\$ -	\$ 822,834	\$ -	\$ -	\$ -	\$ 822,834
Capital assets acquired on account	-	-	-	5,434	-	5,434	-	-	10,868
Loans forgiven	-	-	-	-	18,300	-	-	-	18,300
Amortization of bond (premium) discount	-	-	-	(445)	-	(445)	-	-	(890)

The notes to the financial statements are in integral part of this statement.

CITY OF TRACY, MINNESOTA SUMMARY FINANCIAL REPORT REVENUES AND EXPENDITURES FOR GENERAL OPERATIONS - GOVERNMENTAL FUNDS FOR THE YEAR ENDED DECEMBER 31, 2016

	Total		Percent Increase (Decrease)
	2016	2015	
REVENUES			
Taxes	\$ 1,097,036	\$ 1,062,881	3.21 %
Special assessments	95,921	62,680	53.03
Licenses and permits	21,735	16,875	28.80
Intergovernmental	1,162,457	1,463,145	(20.55)
Charges for services	106,386	124,583	(14.61)
Fines and forfeits	6,598	12,363	(46.63)
Investment earnings	55,743	54,205	2.84
Miscellaneous	194,548	908,257	(78.58)
TOTAL REVENUES	\$ 2,740,424	\$ 3,704,989	(26.03) %
Per Capita	\$ 1,285	\$ 1,729	(25.65) %
EXPENDITURES			
Current			
General government	\$ 451,714	\$ 447,363	0.97 %
Public safety	535,796	512,379	4.57
Streets and highways	422,158	403,531	4.62
Culture and recreation	287,283	243,977	17.75
Economic development	155,533	313,547	(50.40)
Miscellaneous	167,074	153,197	9.06
Capital outlay			
General government	72,437	-	100.00
Public safety	151,657	46,007	229.64
Streets and highways	213,800	2,032,382	(89.48)
Culture and recreation	8,865	54,989	(83.88)
Miscellaneous	146,876	193,616	(24.14)
Debt service			
Principal	943,128	257,890	265.71
Interest and other charges	283,123	153,551	84.38
TOTAL EXPENDITURES	\$ 3,839,444	\$ 4,812,429	(20.22) %
Per Capita	\$ 1,801	\$ 2,246	(19.81) %
Total Long-term Indebtedness	\$ 6,544,437	\$ 6,430,000	1.78 %
Per Capita	3,070	3,000	2.30
General Fund Balance - December 31	\$ 702,859	\$ 666,516	5.45 %
Per Capita	330	311	6.00

The purpose of this report is to provide a summary of financial information concerning the City of Tracy to interested citizens. The complete financial statements may be examined at City Hall, 336 Morgan St., Tracy, Minnesota. Questions about this report should be directed to Madonna Petersen, City Administrator at (507) 629-5528.

(First Date of Pub.: Wed., May 10, 2017)
(Dates of Pub.: Wed., May 10, 2017)

PUBLIC HEARING NOTICE

Notice of Public Hearing – City of Tracy, MN – Amending Ordinances To Establish A Fee Schedule

PUBLIC NOTICE is given to all persons in the City of Tracy, MN that a public hearing will be held on May 22, 2017 at the City Council Chambers, City Hall at 6:45 p.m., to solicit comments regarding the amendments of any City Codes/ Ordinances that contain a specific dollar amount to establish a Fee Schedule. The amendments will be removing the dollar figures currently listed and replacing it with the following language: "a rate will be in accordance with the yearly rate set by an annual resolution".

All persons interested are invited to attend this hear and be heard



Visit www.headlightherald.com and click on the photo gallery category.

Call 507-629-4300

