

# Public Notice

(First Date of Pub.: Wed., Oct. 25, 2017)  
(Dates of Pub.: Wed., Oct. 25, Nov. 1, 8, 15, 22, 29, 2017)

## 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:** June 28, 2010

**MORTGAGOR:** Daniel E. Ebling and Brooke A. Ebling, husband and wife

**MORTGAGEE:** Bremer Bank, National Association, a national association organized under the laws of the United States of America

**DATE AND PLACE OF RECORDING:** Recorded June 28, 2010, in the office of the County Recorder, as Document No. 186721, Lyon County, Minnesota.

**TRANSACTION AGENT:** None  
**TRANSACTION AGENT'S MORTGAGE IDENTIFICATION NUMBER ON MORTGAGE:** None  
**LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON MORTGAGE:** Bremer Bank, National Association

**RESIDENTIAL MORTGAGE SERVICER:** Bremer Bank, National Association

**MORTGAGED PROPERTY ADDRESSES:** 201 Elm Street, Tracy, Minnesota 56175

**TAX PARCEL I.D. NO.:** 31-136006-0

**LEGAL DESCRIPTION OF PROPERTY:** Lots Thirteen (13) and Fourteen (14), Block Four (4), W.O. Lichty's Third Addition to the City of Tracy, Lyon County, Minnesota.

**COUNTY IN WHICH PROPERTY IS LOCATED:** Lyon

**ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE:** \$38,400.00

**AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE, INCLUDING TAXES, IF ANY, PAID BY MORTGAGEE:** \$40,932.19

**INTEREST RATE AND PER DIEM:** Current interest rate is 5.25%, with a per diem of \$5.48.

That prior to commencement of this mortgage foreclosure proceeding Mortgagee complied with all notice requirements by statute; 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:** December 7, 2017, at 10:00 am.

**PLACE OF SALE:** Lyon County Sheriff's Office, 611 West Main Street, Marshall, Minnesota 56258, to pay the debt then secured by said Mortgage, taxes, if any, on said premises, and the costs and disbursements, including attorneys' 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.

**DATE AND TIME MORTGAGOR MUST VACATE THE PREMISES:** 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 June 7, 2018, at 11:59 p.m.

**"THE TIME ALLOWED BY LAW FOR REDEMPTION BY THE MORTGAGOR, THE MORTGAGOR'S PERSONAL REPRESENTATIVES OR ASSIGNS, MAY BE REDUCED TO FIVE (5) 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: October 23, 2017  
MESSERLI & KRAMER P.A.

By: /s/ Thomas J. Hainje  
Thomas J. Hainje (Lic. #390325)  
1400 Fifth Street Towers  
100 South Fifth Street  
Minneapolis, MN 55402-1217  
(612) 672-3600  
Attorney in Fact for  
Bremer Bank, National Association  
11604-2645

### IMPORTANT NOTICE

This communication is from a debt collector and is an attempt to collect a debt. Any information obtained will be used for that purpose.

(First Date of Pub.: Wed., Oct. 11, 2017)  
(Dates of Pub.: Wed., Oct. 11, 18, 25, Nov. 1, 8, 15, 2017)

## 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:** September 11, 2012  
**ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE:** \$106,600.00  
**MORTGAGOR(S):** Justin G. Staeffler and Lacey A. Staeffler, husband and wife

**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 September 12, 2012, Lyon County Recorder, as Document Number 196548

**LEGAL DESCRIPTION OF PROPERTY:**

Lot Twenty-four (24), in Block One (1) of the Third Addition to Eatros Place, Marshall, Minnesota  
**PROPERTY ADDRESS:** 400 Kathryn Ave, Marshall, MN 56258  
**PROPERTY IDENTIFICATION NUMBER:** 27-209024-0  
**COUNTY IN WHICH PROPERTY IS LOCATED:** Lyon

**THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE:** \$100,690.61

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:** November 30, 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 May 30, 2018, or the next business day if May 30, 2018 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: October 3, 2017

Wells Fargo Bank, NA  
Mortgagee

SHAPIRO & ZIELKE, LLP

By: \_\_\_\_\_  
Lawrence P. Zielke - 152559  
Diane F. Mach - 273788  
Melissa L. B. Porter - 0337778  
Randolph W. Dawdy - 2160X  
Gary J. Evers - 0134764  
Tracy J. Halliday - 034610X  
Attorneys for Mortgagee  
Shapiro & Zielke, LLP  
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., Oct. 4, 2017)  
(Dates of Pub.: Wed., Oct. 4, 11, 18, 25, Nov. 1, 8, 2017)

## 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:** September 22, 2003

**ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE:** \$71,379.00

**MORTGAGOR(S):** Mana Rae Hughes, a single person

**MORTGAGEE:** Washington Mutual Bank, FA

**DATE AND PLACE OF FILING:** Recorded on September 23, 2003 as Document Number 149521; as modified of record by document recorded on March 7, 2016 as Document No. ER04270 in the Office of the County Recorder of Lyon County, Minnesota.

**ASSIGNMENTS OF MORTGAGE:** Assigned to: Wells Fargo Bank, N.A. by assignment recorded on December 22, 2006 as Document Number 169029 in the Office of the County Recorder of Lyon County, Minnesota.

**LEGAL DESCRIPTION OF PROPERTY:** All that part of Lots 1, 2 and 3, of Block 6, Riverside Addition to the City of Marshall, described as follows: Beginning at a point 75 feet Southwesterly from the East corner of Lot 1, Block 6, said Addition, thence in a Northwesterly direction parallel with Walnut Street a distance of 100 feet; thence in a Northeasterly direction parallel with Fourth Street a distance of 38 feet; thence in a Southeasterly direction parallel with Walnut Street a distance of 100 feet; thence in a Southwesterly direction parallel with Fourth Street a distance of 38 feet, to point of beginning, Lyon County, Minnesota.

**STREET ADDRESS OF PROPERTY:** 415 4TH STREET NORTH, MARSHALL, MN 56258

**COUNTY IN WHICH PROPERTY IS LOCATED:** Lyon County, Minnesota.

**THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE:** \$66,764.23

**TRANSACTION AGENT:** None  
**NAME OF MORTGAGE ORIGINATOR:** Washington Mutual Bank, FA

**RESIDENTIAL SERVICER:** Wells Fargo Bank, N.A.

**TAX PARCEL IDENTIFICATION NUMBER:** 27-757040-0

**TRANSACTION AGENT'S MORTGAGE IDENTIFICATION NUMBER:** None

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:** November 30, 2017 at 10:00 AM.

**PLACE OF SALE:** Lyon County Sheriff's Office, 611 West Main Street, Marshall, Minnesota.

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 May 30, 2018.

**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:** Mana Rae Hughes

Dated: September 27, 2017

WELLS FARGO BANK, N.A.  
Mortgagee

THE ACADEMY LAW GROUP, P.A.

By: /s/ \_\_\_\_\_  
Rebecca F. Schiller, Esq.  
N. Kibongni Fondungallah, Esq.  
Samuel R. Coleman, Esq.  
**\*Corbin C. Smith, Esq.\***  
Attorneys for Mortgagee  
The Academy Professional Building  
25 Dale Street North  
St. Paul, MN 55102  
(651) 209-9760  
(15-1537-FC02)

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.

(First Date of Pub.: Wed., Oct. 25, 2017)  
(Dates of Pub.: Wed., Oct. 25, 2017)

## LYON COUNTY BOARD OF COMMISSIONERS Tuesday, October 3, 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 Graupmann, Anderson, Sanow, Crowley and Ritter. Also present: Administrator Stomberg and Attorney Maes.

**MSP** to approve the agenda.

**MSP** to approve the consent agenda.

**MSP** to approve the 2018 Snowmobile Trails Grant agreement and authorize Board Chair and County Administrator to sign agreement.

**MSP** to approve the recycling contract extension with Southwest Sanitation for a monthly rate of \$25,559 effective for 3 years. Commissioner Ritter abstained from voting due to a conflict of interest.

**MSP** to approve the low quote from A&C Excavating for \$13,000 for the shower/bathroom building septic system installation at Garvin Park.

**MSP** to move forward on refinancing the Jail Bonds, making the last year callable. Commissioners Crowley, Graupmann, Ritter and Sanow voted in favor. Commissioner Anderson voted against.

**MSP** to reappoint the County Highway Engineer Aaron VanMoer effective October 1, 2017-September 30, 2021.

**MSP** to approve out of state travel for IT Administrator Jason Lenz to attend Cyber Security Training in Sioux Falls, SD.

**MSP** to approve the lateral transfer of Tammy Isaackson as the Criminal Records Technical Assistant II.

**MSP** to go into closed session at 11:20 a.m. for the annual review of the County Administrator.

**MSP** to set County Administrator's salary at \$116,500.00  
The meeting was adjourned at 11:58 a.m.

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

(First Date of Pub.: Wed., Oct. 25, 2017)  
(Dates of Pub.: Wed., Oct. 25, 2017)

## ORDINANCE NO. 363

**Ordinance Amending and Replacing City Code 6.13 Section 2 subd 2-An Ordinance Clarifying Responsibility for Maintenance of Water Service Lines and Providing For a Fee For Such Maintenance**

**SECTION 8.30. WATER LINE MAINTENANCE**

**SECTION 2:** A new Section 6.13, entitled "WATER LINE MAINTENANCE: is added to the Tracy City code, which Section shall read as follows:

Subd. 2. The City of Tracy shall have the obligation, from the effective date of this Section 6.13, to maintain and repair that part of a service line which runs from a water main to including the first curb stop located in the service line from the water main. In interpreting this obligation, the following rules or factors shall be applied:

PASSED AND ADOPTED by the Tracy City Council this twenty third day of October, 2017.

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## DANA F. COLE & COMPANY, LLP

### Certified Public Accountants

GREG SHAW, CPA; EDWARD CARTER, ENROLLED AGENT

158 Third Street•Tracy, MN 56175•507-629-3909

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