

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. 25, 2017)
(Dates of Pub.: Wed., Oct. 25, Nov. 1, 8, 2017)

CITY OF TRACY, MINNESOTA

NOTICE OF PUBLIC HEARING ON FINAL ASSESSMENTS FOR 2017 INFRASTRUCTURE IMPROVEMENTS PROJECT

TO WHOM IT MAY CONCERN:

TIME AND PLACE: Notice is hereby given that the City Council of Tracy, Minnesota will meet at City Hall, 336 Morgan Street, Tracy, MN at 6:45 P.M. on November 13, 2017, to consider objections to the proposed final assessments for the 2017 Infrastructure Improvements project.

ASSESSMENT ROLL The proposed assessment roll is on file with the City Clerk

OPEN TO INSPECTION: and open to public inspection during regular office hours

PROPERTIES PROPOSED TO BE The area proposed to be assessed consists of every lot, piece or

ASSESSED: parcel of land benefited by said improvement, which has been ordered and includes:
Properties adjacent to Circle Drive; 4th Street East from East Hollett Street to Circle Drive; East Hollett Street from Center Street to 4th Street East; 2nd Street from East Hollett Street to Craig Avenue; 1st Street East from East Hollett Street to approximately 150 feet south; Long Green Lane; the alley west of 1st Street East from East Hollett Street to East Emory Street; and East Emory Street from same alley to 2nd Street

TOTAL AMOUNT OF The total amount proposed to be assessed is \$582,000 and is proposed to be payable

PROPOSED ASSESSMENT: over a period of 15 years.

WRITTEN OR ORAL OBJECTIONS: Written or oral objections will be considered at the hearing.

RIGHT OF APPEAL: An owner of property to be assessed may appeal the assessment to the district court of Lyon County pursuant to Minnesota Statutes, Section 429.081 by serving notice of the appeal upon the City Clerk within 30 days after the adoption of the assessment and filing such notice with the district court within ten days after service upon the City Clerk.

LIMITATION ON APPEAL: No appeal may be taken as to the amount of any assessment adopted by the City Council unless a written objection signed by the affected property owner is filed with the City Clerk prior to the assessment hearing or presented to the presiding officer at the hearing. All objections to the assessments not received at the assessment hearing in the manner prescribed by Minnesota Statutes, Section 429.061 are waived, unless the failure to object to the assessment hearing is due to a reasonable cause.

DEFERMENT OF Under the provisions of Minnesota Statutes, Sections 435.193 to

ASSESSMENTS: 435.195, the City may, at its discretion, defer the payment of assessments under specific conditions for homestead property for which it would be a hardship to make the payments. Please contact the City Clerk for a copy of the City's deferment procedure pursuant to those Sections.

MAILED NOTICE: The notice of this hearing mailed to property owners contains additional information.

DATED: October 23, 2017

BY ORDER OF THE CITY COUNCIL OF THE CITY OF TRACY
Shane Daniels
Interim City Administrator

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

17-106983 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:

D A T E O F 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., Nov. 1, 2017)
(Dates of Pub.: Wed., Nov. 1, 2017)

NOTICE OF PUBLIC HEARING TO ADOPT LYON COUNTY BUFFER ORDINANCE

A Public Hearing will be held by the Lyon County Board of Commissioners on November 21, 2017 at 9:30 a.m. in the Commissioner's Room of the Lyon County Government Center, Marshall, MN.

Summary: The Lyon County Buffer Ordinance is proposed for adoption in order to meet the requirements of MN Statutes §103B.101, Subd. 12a and MN Statutes §103E.48. The Buffer Ordinance identifies the width of buffer areas required on public waters and on public ditches as shown on the buffer protection map, describes how to measure the buffer width, explains the uses allowed within the buffer area, allowed exemptions to the buffer requirements, alternative buffer practices, and how the County will handle complaints, noncompliance issues and enforcement.

This hearing constitutes a notice of an intention to enact an ordinance for regulating Riparian Buffers in Lyon County MN. A complete copy of the proposed ordinance is available for review in the Lyon County Auditor's Office, The Lyon County Planning and Zoning Office, and on the Lyon County Website: www.lyonco.org.

All interested parties are invited to attend. If you are unable to attend, any comments or questions may be submitted in writing by Noon, Monday, November 20, 2017, to the Lyon County Planning and Zoning Office, 1424 East College Drive, Suite 600, Marshall, MN 56258, or via email to johnbiren@co.lyon.mn.us

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