Public Notice

(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

NOTICE IS HEREBY GIVEN, that default has occurred in the conditions of the following described mortgage

DATE 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,

SERVICER: Wells Fargo Bank,

DATE AND PLACE OF FILING: Filed September 12, 2012, Lvon County Recorder, as Document Number 196548

LEGAL DESCRIPTION OF

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 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

AND TIME OF DATE

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 REDEMPTION IAW FOR BY THE MORTGAGOR, THE MORTGAGOR'S PERSONAL REPRESENTATIVES 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 FOR AGRICULTURAL USED PRODUCTION, AND ABANDONED.

Dated: October 3, 2017

Wells Fargo Bank, NA

SHAPIRO & ZIELKE, LLP

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 November 30, 2017, FROM A DEBT COLLECTOR

(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

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

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

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

NOTICE OF MORTGAGE FORECLOSURE SALE

(First Date of Pub.: Wed., Oct.

THE RIGHT TO VERIFICATION OF THE DEBT AND IDENTITY OF THE ORIGINAL CREDITOR WITH-IN THE TIME PROVIDED BY LAW IS NOT AFFECTED BY THIS AC-

NOTICE IS HEREBY GIVEN:

That default has occurred in the conditions of the following described

DATE OF MORTGAGE: June 28. 2010 MORTGAGOR: Daniel E. Ebling

and Brooke A. Ebling, husband and

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

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

TRANSACTION AGENT: None AGENT'S **TRANSACTION** MORTGAGE IDENTIFICATION **NUMBER ON MORTGAGE: None** LENDER OR BROKER AND

MORTGAGE ORIGINATOR STAT-ED ON MORTGAGE: Bremer Bank, National Association

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

MORTGAGED PROPERTY AD-DRESSES: 201 Elm Street, Tracy,

Minnesota 56175 TAX PARCEL I.D. NO. 31-136006-0

DESCRIPTION OF **LEGAL** 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** OF MORTGAGE: AMOUNT \$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



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Minnesota Author

Candace Simar

Tuesday, Nov. 14

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

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

"THE TIME ALLOWED BY LAW FOR REDEMPTION BY THE MORTGAGOR, THE MORTGAG-OR'S PERSONAL REPRESEN-TATIVES OR ASSIGNS, MAY BE **REDUCED TO FIVE (5) WEEKS IF** A JUDICIAL ORDER IS ENTERED UNDER MINNESOTA STATUTES, SECTION 582.032, DETERMIN-ING, AMONG OTHER THINGS, THAT THE MORTGAGED PREM-ISES ARE IMPROVED WITH A RESIDENTIAL DWELLING OF LESS THAN FIVE UNITS, ARE NOT PROPERTY USED IN AGRI-**CULTURAL PRODUCTION, AND** ARE ABANDONED.

Dated: October 23, 2017 MESSERLI & KRAMER P.A.

/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.









Flooring Concepts of Tracy

FLOORING FOR RESIDENTIAL AND

DANA F. COLE & COMPANY, LLP **Certified Public Accountants**

Nathan & Valerie Stephens, owners

GREG SHAW, CPA; EDWARD CARTER, ENROLLED AGENT

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

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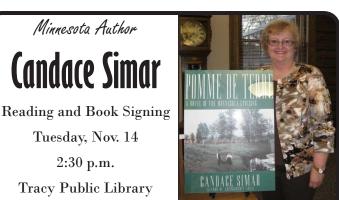
SHINE EMPLOYEE OF THE MONTH **SUE WEST - SEPTEMBER 2017**

Sue West was chosen as the September "Shine" Employee of the Month. Sue has worked at Prairie View since March 2017 in Social Services and as a Nurse. Sue was nominated for Employee of the Month for always being willing to help out wherever needed. Sue has been married to Steve for 30 vears and has one daughter, Amber, and a son and daughter-in-law, Kyle & Melody. She also has one grandson named Finley.



When asked to tell a little about herself, Sue said the following: I graduated from Tracy High School and live in Walnut Grove. Sue states that in her free time she loves to read, work in her flower gardens and go to antique/primitive stores. Sue says she enjoys working at Prairie View because working with the elderly is very rewarding and enjoyable; sometimes you are the only family they have.

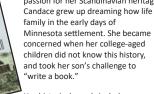




or dishwasher until the

flushing is completed.





passion for her Scandinavian heritage and a deep love of history Candace grew up dreaming how life might have been for her

Her historical novels include: SHELTERBELTS 2015,a real wooden

oxcart receiving awards from both the Midwest Book Awards and the Willa Literary Awards in Historical Fiction; Spur Award Winning ABERCROMBIE TRAIL SERIES (Abercrombie Trail 2009, ne de Terre 2010, Birdie 2011, and Blooming Prairie 2012).

