

# 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 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. 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 ASSESSED** 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. 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 ADDRESS:** 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.

## Professional Directory

**I make insurance simple**  
TYLER HANSEN  
Office: 507-859-4408  
Cell: 507-828-7050  
100 US Hwy. 14  
Walnut Grove MN  
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1155 Morgan Street Tracy, MN 56175 Call 629-4680  
Nathan & Valerie Stephens, owners

**PLACE YOUR AD!**  
Call Lisa at 629-4300.  
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Jeremy Bjorklund 829-6296  
Carpet • Vinyls • Laminates  
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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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**Life Remembrance Centers of Minnesota**  
Personalized Burial and Cremation Services  
444 Craig Ave, Tracy, MN 56175  
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**STEVE'S 'DEAL OF THE WEEK'**  
STEVE ALMLIE  
Sales Consultant  
salmlie@krusemotors.com  
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\$45,998  
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Lifetime Limited Powertrain Coverage on Engine & Transmission for FREE!!!  
KRUSE Ford LINCOLN KRUSE BUICK GMC  
1651 E. College Drive • Marshall, MN 507-537-0315  
1661 E. College Drive • Marshall, MN 507-532-3291  
www.krusemotors.com

**Shine Employee Of The Month...**  
September 2017  
**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 years 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.  
**Prairie View Senior Living**  
250 5th Street E. Tracy, MN (507) 629-3331  
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**NOTICE TO THE PUBLIC**  
The City of Tracy will be flushing hydrants **NOV. 8-10 & NOV. 13-17** during the hours of 8 a.m. to 5 p.m. Monday thru Friday. If fire hydrants are being flushed in your area, please avoid running tap water and using the washing machine or dishwasher until the flushing is completed.

**Minnesota Author Candace Simar**  
Reading and Book Signing  
Tuesday, Nov. 14  
2:30 p.m.  
Tracy Public Library  
Candace Simar is a Pequot Lakes, Minnesota author with a passion for her Scandinavian heritage and a deep love of history. Candace grew up dreaming how life might have been for her family in the early days of Minnesota settlement. She became concerned when her college-aged children did not know this history, and took her son's challenge to "write a book."  
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, Pomme de Terre 2010, Birdie 2011, and Blooming Prairie 2012).  
This activity is made possible by the voters of Minnesota through a grant from the Minnesota State Arts Board, thanks to a legislative appropriation from the arts and cultural heritage fund.  
**Tracy Public Library**  
Corner of 3rd & Morgan St., Downtown Tracy 629-5548  
www.tracypubliclibrary.org