

Public Notice

(First Date of Pub.: Wed., Feb. 20, 2019)
(Dates of Pub.: Wed., Feb. 20, 2019)

LYON COUNTY BOARD OF COMMISSIONERS
Tuesday, February 5, 2019

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, Crowley, Sanow and Ritter. Also present: Administrator Stomberg and County Attorney Maes

- MSP** to approve the agenda.
- MSP** to approve the consent agenda.
- MSP** to accept the \$100 donation from Schwartz Farms, Inc. to be put into the DARE account for educational purposes.
- MSP** to approve the financial services agreement to serve as fiscal agent for Southern Prairie Community Care.
- MSP** to close the public comment period.
- MSP** to adopt a resolution approving tax abatement to owners of 2326 County Road 9, Marshall, as the abatement meets the statutory requirements outlined in Minnesota Statute 469.1813, subd. 1 as well as the County's policy requirements with an estimated abatement amount of \$2,718 over 4 years.
- MSP** to close the public comment period.
- MSP** to adopt a resolution approving property tax abatement to owners of 1790 State Highway 23, Russell, as the abatement meets the statutory requirements outlined in Minnesota Statute 469.1813, subd. 1 as well as the County's policy requirements with an estimated abatement amount of \$1,895 over 4 years.
- MSP** to close the public comment period.
- MSP** to adopt a resolution approving property tax abatement to owners of 2456 240th St., Marshall, as the abatement meets the statutory requirements outlined in Minnesota Statute 469.1813, subd. 1 as well as the County's policy requirements with an estimated abatement amount of \$1,392 over 4 years.
- MSP** to close the public comment period.
- MSP** to adopt a resolution approving property tax abatement to owners of 1575 Friese Sunset Dr, Balaton, as the abatement meets the statutory requirements outlined in Minnesota Statute 469.1813, subd. 1 as well as the County's policy requirements with an estimated abatement amount of \$2,106 over 4 years.
- MSP** to close the public comment period.
- MSP** to adopt a resolution approving property tax abatement to owners of 313 Bur Oak Loop, Lynd, as the abatement meets the statutory requirements outlined in Minnesota Statute 469.1813, subd. 1 as well as the County's policy requirements with an estimated abatement amount of \$3,020 over 4 years.
- MSP** to close the public comment period.
- MSP** made to adopt a resolution approving property tax abatement to owners of 1103 Slate Street, Marshall, as the abatement meets the statutory requirements outlined in Minnesota Statute 469.1813, subd. 1 as well as the County's policy requirements with an estimated abatement amount of \$1,396 over 4 years.
- MSP** to close the public Tax Abatement hearing.
- MSP** to approve the forfeited land resolution.
- MSP** to accept the low bid of \$62,150 from Bisbee Plumbing & heating for the replacement of the air conditioning unit on the Law Enforcement Center.
- MSP** to accept the low quote from Brothers Fire & Security for \$39,054.69 to upgrade the door lock system in the Law Enforcement Center with Lyon County and the City of Marshall each contributing 50% of the cost of the project.
- MSP** to approve the hire of Dustin Demuth as Lyon County Deputy with a starting rate of \$22.16 and a start date of on or around February 25, 2019 and approve the resolution to hire a peace officer.
- MSP** to approve the hire of Amy Ross as Despatcher with a starting rate of \$17.55 and a start date on or around March 4, 2019.
- MSP** to authorize Administration, Human Resources and Commissioners Sanow and Graupmann to conduct a wage study and develop a 4 year review schedule.
- MSP** to adjourn at 11:33 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., Feb. 13, 2019)
(Dates of Pub.: Wed., Feb. 13, 20, 27, Mar. 6, 13, 20, 2019)

NOTICE OF MORTGAGE FORECLOSURE SALE

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

DATE OF MORTGAGE: June 29, 2010
ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$49,140.00
MORTGAGOR(S): Ronald L. Dobrenski and Joanne K. Dobrenski, husband and wife
MORTGAGEE: MetLife Home Loans, a Division of MetLife Bank, N.A.

DATE AND PLACE OF RECORDING:

Recorded: July 14, 2010 Lyon County Recorder
Document Number: 186889
ASSIGNMENTS OF MORTGAGE:

And assigned to: Nationstar Mortgage LLC D/B/A Champion Mortgage Company
Dated: November 06, 2012
Recorded: November 19, 2012 Lyon County Recorder
Document Number: ER02125
And Corrective Assignment
Recorded: January 04, 2013 Lyon County Recorder
Document Number: ER02229

And assigned to: Nationstar HECM Acquisition Trust 2018-3, Wilmington Savings Fund Society, FSB, not individually, but solely as trustee
Dated: January 11, 2019
Recorded: January 16, 2019 Lyon County Recorder
Document Number: ER06656
Transaction Agent: Not Applicable
Transaction Agent Mortgage Identification Number: Not Applicable

Lender or Broker: MetLife Home Loans, a Division of MetLife Bank, N.A.
Residential Mortgage Servicer: Nationstar Mortgage LLC, dba Champion Mortgage Company
Mortgage Originator: Not Applicable
COUNTY IN WHICH PROPERTY IS LOCATED: Lyon

Property Address: 1950 County Road 10, Minneota, MN 56264-1302
Tax Parcel ID Number: 20-003007-0

LEGAL DESCRIPTION OF PROPERTY: A miscellaneous tract in part of the SE1/4 of the SW 1/4 and part of the SW1/4 of the SE1/4 of Section 3, Township 113, Range 42 West of the Fifth Principal Meridian, described as follows: Commencing at a point on the South Section line of said Section 3, which is 2,025 feet East of the Southwest corner of said Section 3; thence Northerly a distance of 400 feet; thence in an easterly direction at right angles a distance of 960 feet; thence in a Southerly direction at right angles a distance of 400 feet; thence Westerly at right angles along the South boundary of said Section 3, a distance of 960 feet to the place of beginning.

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$85,907.13

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: March 28, 2019 at 10:00 AM
PLACE OF SALE: Sheriff's Main Office, 611 W. Main Street, Marshall, Minnesota

to pay the debt secured by said mortgage and taxes, if any, on said premises and the costs and disbursements, including attorney fees allowed by law, subject to redemption within **twelve (12) months** from the date of said sale by the mortgagor(s), their personal representatives or assigns.

If the Mortgage is not reinstated under Minn. Stat. §580.30 or the property is not redeemed under Minn. Stat. §580.23, the Mortgagor must vacate the property on or before 11:59 p.m. on March 30, 2020, or the next business day if March 30, 2020 falls on a Saturday, Sunday or legal holiday.

Mortgagor(s) released from financial obligation: NONE

THIS COMMUNICATION IS FROM A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

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.

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.

DATED: February 13, 2019

ASSIGNEE OF MORTGAGEE: Nationstar HECM Acquisition Trust 2018-3, Wilmington Savings Fund Society, FSB, not individually, but solely as trustee

Wilford, Geske & Cook P.A.
Attorneys for Assignee of Mortgage
7616 Currell Blvd; Ste 200
Woodbury, MN 55125-2296
(651) 209-3300

File Number: 041473F01

(First Date of Pub.: Wed., Feb. 27, 2019)
(Dates of Pub.: Wed., Feb. 27 & Mar. 6, 2019)

Public Notice

Notice is hereby given that the City of Tracy will hold a Public Hearing in the council chambers of the city hall at 7:00pm on Monday March 11, 2019 regarding the **Composition of the Planning Commission members**. This would affect Section 9.20 Subd 2 of the City Code and would allow non-residents with a vested interest in the City of Tracy to serve on this board. The public hearing will allow citizens to ask questions and give input in regards to this. All are welcome to attend.

Kris Ambuehl
City Administrator

(First Date of Pub.: Wed., Feb. 13, 2019)
(Dates of Pub.: Wed., Feb. 13, 20, 27, 2019)

State of Minnesota
County of Lyon
District Court
5th Judicial District
Custody Case

In Re the Custody of:
M.A.-R., dob: 03/04/2006

Summons to Establish Custody and Parenting Time

Manuel Alonzo Zequen
Petitioner

And

Juana Reynoso Hernandez
Respondent

STATE OF MINNESOTA)
COUNTY OF HENNEPIN) SS
(County where Affidavit signed)

TO THE ABOVE-NAMED RESPONDENT: JUANA REYNOSO HERNANDEZ, JOYABAJ, QUICHE, GUATEMALA:

THIS SUMMONS IS AN OFFICIAL DOCUMENT THAT AFFECTS YOUR RIGHTS. A copy of the paperwork regarding the lawsuit is served on you with this summons. Read this summons and attached petition carefully. If you do not understand it, contact an attorney for legal advice.

1. The Petitioner has filed a lawsuit asking the court to decide custody and parenting time of the minor child listed above in the caption.
2. You must serve upon Petitioner and file with the court a written Answer to the Petition. If Petitioner

(First Date of Pub.: Wed., Feb. 27, 2019)
(Dates of Pub.: Wed., Feb. 27, Mar. 6, 13, 20, 27, Apr. 3, 2019)

NOTICE OF MORTGAGE FORECLOSURE SALE

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

DATE OF MORTGAGE: January 12, 2007
ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$63,500.00
MORTGAGOR(S): Timothy A. Swanson and Erin L. Swanson, Husband and Wife as Joint Tenants

MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as nominee for HSBC Mortgage Corporation (USA), its successors and/or assigns
DATE AND PLACE OF RECORDING:
Recorded: February 05, 2007 Lyon County Recorder
Document Number: 169581
ASSIGNMENTS OF MORTGAGE:

And assigned to: HSBC Mortgage Corporation (USA)
Dated: December 22, 2009
Recorded: January 19, 2010 Lyon County Recorder
Document Number: 184592
And Corrective Assignment
Recorded: February 06, 2012 Lyon County Recorder
Document Number: ER01492
And assigned to: HSBC Bank USA, N.A.

Dated: February 06, 2012
Recorded: February 15, 2012 Lyon County Recorder
Document Number: 193952
And assigned to: Nationstar Mortgage LLC
Dated: October 27, 2016
Recorded: December 05, 2016 Lyon County Recorder
Document Number: ER04857
Transaction Agent: Mortgage Electronic Registration Systems, Inc.

Transaction Agent Mortgage Identification Number: 100022408297829076
Lender or Broker: HSBC Mortgage Corporation (USA)
Residential Mortgage Servicer: Nationstar Mortgage LLC DBA Mr. Cooper
Mortgage Originator: Not Applicable
COUNTY IN WHICH PROPERTY IS LOCATED: Lyon

Property Address: 460 Park St, Tracy, MN 56175-1325
Tax Parcel ID Number: 31-104076-0
LEGAL DESCRIPTION OF PROPERTY: Lot Thirteen (13), Block Fifteen (15), Second Railway Addition to the City of Tracy, according to the recorded plat thereof

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$73,660.58
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: April 11, 2019 at 10:00 AM
PLACE OF SALE: Sheriff's Main Office, 611 W. Main Street, Marshall, Minnesota
to pay the debt secured by said

to pay the debt secured by said mortgage and taxes, if any, on said premises and the costs and disbursements, including attorney 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.

If the Mortgage is not reinstated under Minn. Stat. §580.30 or the property is not redeemed under Minn. Stat. §580.23, the Mortgagor must vacate the property on or before 11:59 p.m. on October 11, 2019, or the next business day if October 11, 2019 falls on a Saturday, Sunday or legal holiday.

Mortgagor(s) released from financial obligation: NONE
THIS COMMUNICATION IS FROM A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

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.

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.

DATED: February 21, 2019
ASSIGNEE OF MORTGAGEE: Nationstar Mortgage LLC d/b/a Mr. Cooper

Wilford, Geske & Cook P.A.
Attorneys for Assignee of Mortgage
7616 Currell Blvd; Ste 200
Woodbury, MN 55125-2296
(651) 209-3300

File Number: 041704F01

is requesting child support, you must file a Financial Affidavit along with your Answer. You must pay the required filing fee. If you cannot afford to pay the filing fee, you may qualify to have the filing fee waived by the court. You must file an In Forma Pauperis application with the court and a judge will decide whether you must pay the fee. All court forms are available from the Court Administrator's office and on the Court's website at www.mncourts.gov/forms. You must serve your Answer and Financial Affidavit upon Petition within **twenty (20) days** of the date you were served with this Summons, not counting the day of service. If you do not serve and file your Answer and Financial Affidavit, the court may grant Petitioner everything he or she is asking for in the attached Petition.

NOTICE OF PARENT EDUCATION PROGRAM REQUIREMENTS

Parenting education may be required in all custody or parenting proceeds. You may contact court administration for additional information regarding this requirement and the availability of parent education programs.

There is an Order for In Forma Pauperis.

Dated: 12/05/2018

KHANH NGUYEN LAW OFFICE

/s/ Kimberley Woods Vanselow
Khanh Ngoc Nguyen, #390125
Kimberley Woods Vanselow, #0391423
Petitioner's Attorneys
8200 Humboldt Avenue South, Suite 315
Bloomington, MN 55431
P. 952-888-3788

mortgage and taxes, if any, on said premises and the costs and disbursements, including attorney 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.

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Public Notice

Notice is hereby given that the City of Tracy will hold a Public Hearing in the council chambers of the city hall at 7:00pm on Monday March 11, 2019 regarding the **Kitchen requirements to hold an On Sale Liquor License**. This will affect City Code 5.12 Subd 5.12 and Section 5.14 Subd 10 and would allow an On Sale Liquor License to be issued without the kitchen requirement. The public hearing will allow citizens to ask questions and give input in regards to this. All are welcome to attend.

Kris Ambuehl
City Administrator

Professional Directory

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Certified Public Accountants

GREG SHAW, CPA; EDWARD CARTER, ENROLLED AGENT

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MONROE TOWNSHIP ANNUAL MEETING

Monroe Township will hold its annual meeting Tuesday, March 12, 2019 at 7:00 p.m. at the Tracy American Legion Club, 4th Street, Tracy, MN. In case of inclement weather, the meeting will be Tuesday, March 19, 2019 at 7:00 p.m.

The Regular Monthly Meeting will follow the Annual Meeting.

Any questions prior to the meeting can be directed to the Clerk/Treasurer at his home.

**Steven Meyer, Clerk/Treasurer
Monroe Township**

NOTICE OF ANNUAL ELECTION & MEETING CUSTER TOWNSHIP

The Citizens of the Township of Custer, County of Lyon, State of Minnesota, who are qualified to vote at General Elections, are hereby notified that the Annual Township Election and Meeting for said Township will be held at GARVIN AUXILIARY HALL, GARVIN, MN on Tuesday, March 12, 2019 for the following purposes:

To elect One (1) Supervisor, for a three (3) year term, and to elect One (1) Treasurer for a two (2) year term.

Election hours will be 5:00 P.M. to 8:00 P.M. on said day. The Annual Meeting will begin at 8:05 P.M. after the polls close to do any other business proper to be done at said meeting.

In the event of inclement weather the Annual Election and Meeting will be held on Tuesday, March 19, 2019.

**Linda Bergman Meaden, Clerk
Custer Township**