

Public Notice

(First Date of Pub.: Wed., Sept. 18, 2019)
 (Dates of Pub.: Wed., Sept. 18, 25, Oct. 2, 9, 16, 23, 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 mortgagee, as nominee for HSBC Mortgage Corporation (USA), its successors and 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: \$72,699.55

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: October 31, 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 **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 April 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: September 18, 2019
 ASSIGNEE OF MORTGAGEE: Nationstar Mortgage LLC d/b/a Mr. Cooper

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

File Number: 041704F02

(First Date of Pub.: Wed., Sept. 25, 2019)
 (Dates of Pub.: Wed., Sept. 25 & Oct. 2, 2019)

NOTICE OF PUBLIC HEARING

To Whom It May Concern:

Notice is given that the City Council will meet in the Council Chambers of the Municipal Building at 7:00 p.m. on Monday, October 14, 2019 to consider a request from Pipestone Development Company, 30 & 40 Pine Street, Tracy, MN for an 8' variance for a new structure. Such persons who desire to be heard with reference to the proposed variance may do so at this hearing.

Shane Daniels
 Interim City Administrator

(First Date of Pub.: Wed., Sept. 25, 2019)
 (Dates of Pub.: Wed., Sept. 25 & Oct. 2, 2019)

Notice of Public Hearing

Notice is hereby given that the City Council of Tracy will hold a public hearing on ordinance Re-zoning of the Central Business District/B-2 to allow for a Daycare/Preschool in this district. The hearing will be held in the council chambers of the city hall at 6:45 p.m. on Monday, October 14, 2019 at 6:45.

The purpose of this public meeting is to allow for public input as to the proposed ordinance on the part of local citizens and any other interested parties, governmental agencies, or groups. All persons interested are invited to appear and express their views.

Shane Daniels
 Interim City Clerk

(First Date of Pub.: Wed., Sept. 25, 2019)
 (Dates of Pub.: Wed., Sept. 25 & Oct. 2, 2019)

Office of the Minnesota Secretary of State
 Assumed Name/Certificate of Assumed Name
Minnesota Statutes, Chapter 333

The filing of an assumed name does not provide a user with exclusive rights to that name. The filing is required for consumer protection in order to enable consumers to be able to identify the true owner of a business.

1. List the exact name under which the business is or will be conducted: Timm Cleaning Service Plus

2. Principal Place of Business: 1125 US Hwy. 59, Garvin, MN 56132

3. List the name and complete street address of all persons conducting business under the above Assumed Name, OR if an entity, provide the legal corporate, LLC, or Limited Partnership name and registered office address:
 Kenneth Jay Timm, 1125 US Hwy. 59, Garvin, MN 56132

4. I, the undersigned, certify that I am signing this document as the person whose signature is required, or as agent of the person(s) whose signature would be required who has authorized me to sign this document on his/her behalf, or in both capacities. I further certify that I have completed all required fields, and that the information in this document is true and correct and in compliance with the applicable chapter of Minnesota Statutes. I understand that by signing this document I am subject to the penalties of perjury as set forth in Section 609.48 as if I had signed this document under oath.

/s/ Kenneth Jay Timm
 9/22/2019

Kenneth Jay Timm, Owner

(First Date of Pub.: Wed., Sept. 11, 2019)
 (Dates of Pub.: Wed., Sept. 11, 18, 25, Oct. 2, 9, 16, 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: November 17, 1998

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$226,000.00

MORTGAGOR(S): Bruce Meyer, a single person

MORTGAGEE: PHH Mortgage Services Corporation

DATE AND PLACE OF RECORDING:

Recorded: November 27, 1998
 Lyon County Recorder

Document Number: 120066

ASSIGNMENTS OF MORTGAGE:

And assigned to: PHH Mortgage Corporation

Dated: March 16, 2018
 Recorded: March 21, 2018
 Lyon County Recorder

Document Number: ER05864

Transaction Agent: Not Applicable

Transaction Agent Mortgage Identification Number: Not Applicable

Lender or Broker: PHH Mortgage Services Corporation

Residential Mortgage Servicer: PHH Mortgage Corporation

Mortgage Originator: Not Applicable

COUNTY IN WHICH PROPERTY IS LOCATED: Lyon

Property Address: 1185 US Highway 14, Florence, MN 56170-1107

Tax Parcel ID Number: 16-019006-0

LEGAL DESCRIPTION OF PROPERTY: That part of the Northeast Quarter of Section Nineteen (19), Township One Hundred Nine (109) North, Range Forty-three (43) West of the Fifth Principal Meridian, Lyon County, Minnesota, described as follows:

Commencing at the East quarter corner of Section Nineteen (19); thence North 00°00'00" East (assumed bearing) along the East line of the Northeast Quarter a distance of 2644.33 feet to the northeast corner of said Section; thence North 88°36'03" West along the North line of said Quarter a distance of 528.15 feet to the point of beginning; thence South 00°00'00" West a distance of 39.09 feet to an iron stake; thence continuing South 00°00'00" West a distance of 501.08 feet to an iron stake; thence continuing South 00°00'00" West a distance of 245.48 feet; thence North 88°36'03" West a distance of 437.33 feet to an iron stake; thence North 00°59'39" West a distance of 739.17 feet to an iron stake; thence continuing North 00°59'39" West a distance of 46.93 feet to said north line; thence South 88°36'03" East along said North line a distance of 450.97 feet to said point of beginning
 Said tract is subject to a roadway easement and any other easements

of record, if any
 AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$134,247.60

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: October 24, 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 October 26, 2020, or the next business day if October 26, 2020 falls on a Saturday, Sunday or legal holiday.

Mortgagor(s) released from financial obligation: NONE

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DATED: September 10, 2019

ASSIGNEE OF MORTGAGEE: PHH Mortgage Corporation

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

File Number: 041987F01

UNITED STATES POSTAL SERVICE® (All Periodicals Publications Except Requester Publications)

1. Publication Title: Tracy Area Headlight Herald
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 3. Filing Date: 09/30/19
 4. Issue Frequency: Weekly
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 6. Annual Subscription Price: \$3.00
 7. Complete Mailing Address of Known Office of Publication (Not printer) (Street, city, county, state, and ZIP+4®): 207 4th Street, Tracy, Lyon, MN 56175
 Contact Person: Tara Brandl
 Telephone (include area code): 507-629-4300
 8. Complete Mailing Address of Headquarters or General Business Office of Publisher (Not printer): 207 4th Street, Tracy, Lyon, MN 56175
 9. Full Names and Complete Mailing Addresses of Publisher, Editor, and Managing Editor (Do not leave blank):
 Publisher (Name and complete mailing address): Tara M. Brandl, 324 Hollett Street, Tracy, MN 56175
 Editor (Name and complete mailing address): Per Peterson, 2247 140th Ave., Garvin, MN 56132
 Managing Editor (Name and complete mailing address):

10. Owner (Do not leave blank. If the publication is owned by a corporation, give the name and address of the corporation immediately followed by the names and addresses of all stockholders owning or holding 1 percent or more of the total amount of stock. If not owned by a corporation, give the names and addresses of the individual owners. If owned by a partnership or other unincorporated firm, give its name and address as well as those of each individual owner. If the publication is published by a nonprofit organization, give its name and address.)
 Full Name: Complete Mailing Address:
 Tara M. Brandl 324 Hollett Street, Tracy, MN 56175
 Per Peterson 2247 140th Ave., Garvin, MN 56132

11. Known Bondholders, Mortgagees, and Other Security Holders Owning or Holding 1 Percent or More of Total Amount of Bonds, Mortgages, or Other Securities. If none, check box None
 Full Name: Complete Mailing Address:

12. Tax Status (For completion by nonprofit organizations authorized to mail at nonprofit rates) (Check one)
 The purpose, function, and nonprofit status of this organization and the exempt status for federal income tax purposes:
 Has Not Changed During Preceding 12 Months
 Has Changed During Preceding 12 Months (Publisher must submit explanation of change with this statement)
 PS Form 3526, July 2014 (Page 1 of 4 (see instructions page 4)) PSN: 7530-01-000-9931 PRIVACY NOTICE: See our privacy policy on www.usps.com

13. Publication Title		14. Issue Date for Circulation Data Below	
Tracy Area Headlight Herald		09/25/19	
15. Extent and Nature of Circulation		Average No. Copies Each Issue During Preceding 12 Months	No. Copies of Single Issue Published Nearest to Filing Date
a. Total Number of Copies (Net press run)			
		1350	1335
b. Paid Circulation (By Mail and Outside the Mail)			
(1)	Mailed Outside-County Paid Subscriptions Stated on PS Form 3541 (include paid distribution above nominal rate, advertiser's proof copies, and exchange copies)	484	459
(2)	Mailed In-County Paid Subscriptions Stated on PS Form 3541 (include paid distribution above nominal rate, advertiser's proof copies, and exchange copies)	431	438
(3)	Paid Distribution Outside the Mails Including Sales Through Dealers and Carriers, Street Vendors, Counter Sales, and Other Paid Distribution Outside USPS®	376	361
(4)	Paid Distribution by Other Classes of Mail Through the USPS (e.g., First-Class Mail®)	0	0
c. Total Paid Distribution (Sum of 15b (1), (2), (3), and (4))		1291	1258
d. Free or Nominal Rate Distribution (By Mail and Outside the Mail)			
(1)	Free or Nominal Rate Outside-County Copies Included on PS Form 3541	15	15
(2)	Free or Nominal Rate In-County Copies Included on PS Form 3541	19	19
(3)	Free or Nominal Rate Copies Mailed at Other Classes Through the USPS (e.g., First-Class Mail)	0	0
(4)	Free or Nominal Rate Distribution Outside the Mail (Carriers or other means)	0	0
e. Total Free or Nominal Rate Distribution (Sum of 15d (1), (2), (3) and (4))		34	34
f. Total Distribution (Sum of 15c and 15e)		1325	1292
g. Copies not Distributed (See instructions to Publishers #4 (page #3))		64	43
h. Total (Sum of 15f and g)		1389	1335
i. Percent Paid (15c divided by 15f times 100)		95.39	97.37

UNITED STATES POSTAL SERVICE® (All Periodicals Publications Except Requester Publications)

16. Electronic Copy Circulation

	Average No. Copies Each Issue During Preceding 12 Months	No. Copies of Single Issue Published Nearest to Filing Date
a. Paid Electronic Copies	74	76
b. Total Paid Print Copies (Line 15c) + Paid Electronic Copies (Line 16a)	1365	1334
c. Total Print Distribution (Line 15f) + Paid Electronic Copies (Line 16a)	1399	1368
d. Percent Paid (Both Print & Electronic Copies) (16b divided by 16c x 100)	97.57	97.51

I certify that 50% of all my distributed copies (electronic and print) are paid above a nominal price.

17. Publication of Statement of Ownership
 If the publication is a general publication, publication of this statement is required. Will be printed in the 10/02/2019 issue of this publication. Publication not required

18. Signature and Title of Editor, Publisher, Business Manager, or Owner
 Signature: M. J. [Signature] Date: 9/27/19

I certify that all information furnished on this form is true and complete. I understand that anyone who furnishes false or misleading information on this form or who omits material or information requested on the form may be subject to criminal sanctions (including fines and imprisonment) and/or civil sanctions (including civil penalties).

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TRACY AREA HEADLIGHT HERALD

It all starts with newspapers.