

Public Notice

(First Date of Pub.: Wed., Jan 29, 2020)
(Dates of Pub.: Wed., Jan. 29, 2020)

PUBLIC NOTICE

The following is a summary of the operating budget for the 2020 fiscal year for Lyon County. This summary is published in accordance with Minn. Stat. 375.169. The detail of the County budget is on file in the County Administrator's Office at the Lyon County Government Center, Marshall, MN, and may be reviewed during normal business hours.

COUNTY SUMMARY BUDGET STATEMENT

| | 2019 | 2020 |
|--|--------------|--------------|
| Revenues | | |
| Property Taxes | \$13,438,451 | \$13,777,187 |
| All Other Taxes | \$2,249,000 | \$1,408,000 |
| Special Assessments | \$326,601 | \$503,000 |
| Licenses and Permits | \$17,655 | \$17,655 |
| Federal Grants | \$379,148 | \$379,148 |
| State General purpose Aid | \$917,267 | \$1,093,483 |
| State Categorical Aid | \$4,565,238 | \$4,610,238 |
| Grants from County and other Local Gov'ts | \$196,000 | \$196,000 |
| Charges for Services | \$983,000 | \$984,500 |
| Fines & Forfeits | | |
| Interest on Investments | \$200,000 | \$200,000 |
| Miscellaneous Revenues | \$1,173,800 | \$1,173,800 |
| Total Revenues | \$24,446,160 | \$24,343,111 |
| Other Financing Sources | | |
| Transfers from Other Funds | | |
| Total Revenues and Other Financing Sources | \$24,446,160 | \$24,343,111 |
| Expenditures | | |
| General Government | \$4,556,145 | \$4,701,722 |
| Public Safety | \$5,731,125 | \$5,817,259 |
| Streets & Highways | \$4,090,150 | \$4,278,993 |
| Sanitation | \$639,026 | \$815,425 |
| Human Services | \$3,248,554 | \$3,408,158 |
| Health | \$329,677 | \$355,534 |
| Culture & Recreation | \$794,271 | \$839,822 |
| Conservation of Natural Resources | \$571,939 | \$592,175 |
| Economic Development | \$56,200 | \$56,200 |
| Miscellaneous Current Expenditures | | |
| Total Current Expenditures | \$20,017,087 | \$20,865,288 |
| Debt Service - Principal | | |
| Interest and Fiscal Charges | | |
| Streets and Highways Construction | \$5,279,823 | \$3,688,823 |
| Capital Outlay | | |
| Budgeted Change to Gov't Funds | \$(850,750) | \$(211,000) |
| Transfers to Other Funds | | |
| Total Expenditures and Other Financing | \$24,446,160 | \$24,343,111 |

(First Date of Pub.: Wed., Jan. 22, 2020)
(Dates of Pub.: Wed., Jan. 22, 29, Feb. 5, 12, 19, 26, 2020)

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: August 10, 2012

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$57,942.00

MORTGAGOR(S): Vernes Ann Bostic, an unmarried woman

MORTGAGEE: JPMorgan Chase Bank, N.A.

LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON THE MORTGAGE: JPMorgan Chase Bank, N.A.

SERVICER: NewRez LLC, f/k/a New Penn Financial, LLC, d/b/a Shellpoint Mortgage Servicing

DATE AND PLACE OF FILING: Filed September 6, 2012, Lyon County Recorder, as Document Number ER01927

ASSIGNMENTS OF MORTGAGE: Assigned to: NewRez LLC f/k/a New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing

LEGAL DESCRIPTION OF PROPERTY: Lots Twenty-One (21), Twenty-Two (22), Twenty-Three (23) and Twenty-Four (24) of Block 3, Moses Third Addition to the City of Tracy, State of Minnesota.

PROPERTY ADDRESS: 161 E Craig Ave, Tracy, MN 56175

sold by the Sheriff of said county as follows:

DATE AND TIME OF SALE: March 12, 2020, 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 September 12, 2020, or the next business day if September 12, 2020 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: January 16, 2020

PROPERTY IDENTIFICATION NUMBER: 31-1160190

COUNTY IN WHICH PROPERTY IS LOCATED: Lyon

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: \$53,644.49

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

NewRez LLC, f/k/a New Penn Financial, LLC, d/b/a Shellpoint Mortgage Servicing Assignee of Mortgagee

SHAPIRO & ZIELKE, LLP

BY
Lawrence P. Zielke - 152559
Melissa L. B. Porter - 0337778
Randolph W. Dawdy - 2160X
Gary J. Evers - 0134764
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Attorneys for Mortgagee
Shapiro & Zielke, LLP
12550 West Frontage Road, Suite 200
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(952) 831-4060

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR

(First Date of Pub.: Wed., Jan. 29, 2020)
(Dates of Pub.: Wed., Jan. 29, Feb. 5, 2020)

NOTICE OF PUBLIC HEARING ON IMPROVEMENTS

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) in the City of Tracy, Minnesota at 6:45 P.M. on February 10, 2020, to consider the Phase 3A-2 Infrastructure Improvements Project, in the following areas:

5th Street from Morgan Street to Craig Avenue
6th Street from Morgan Street to Craig Avenue
7th Street from Morgan Street to Craig Avenue
Hollett Street from 5th Street to 4th Street
Emory Street from 7th Street to 4th Street
Rowland Street from 8th Street to 4th Street

NATURE OF IMPROVEMENT: The reconstruction of infrastructure, including, but not limited to, sanitary sewer, storm water management, water distribution, roadway, sidewalks, and curb & gutter.

ESTIMATED COST: The total

estimated cost of said improvements cost is \$9.3 million.

AREA PROPOSED TO BE: The general area proposed to be assessed for such improvements are those properties adjacent to the improvements as follows:

5th Street from Morgan Street to Craig Avenue
6th Street from Morgan Street to Craig Avenue
7th Street from Morgan Street to Craig Avenue
Hollett Street from 5th Street to 4th Street
Emory Street from 7th Street to 4th Street
Rowland Street from 8th Street to 4th Street

AUTHORITY: The Council proposes to proceed under the authority granted by Chapter 429 M.S.A.

Such persons as desire to be heard with reference to the proposed improvements will be heard at this meeting. Written or oral objections will be considered. A reasonable impact of the assessments will be available at this meeting.

DATED: January 23, 2020
BY ORDER OF THE CITY COUNCIL

Shane Daniels
Interim City Administrator

(First Date of Pub.: Wed. Jan. 1, 2020)
(Dates of Pub.: Wed. Jan. 1, 8, 15, 22, 29, Feb. 5, 2020)

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: January 4, 2016

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$50,500.00

MORTGAGOR(S): Ryan Peterson, a single person
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 January 8, 2016, Lyon County Recorder, as Document Number ER04171

LEGAL DESCRIPTION OF PROPERTY: Commencing at a point 643 feet North of the Southwest corner of the SE 1/4 of the NW 1/4 of Section 9, Township 113, Range 40, and thence running East 170 feet, thence North 50 feet, thence West 170 feet, thence South 50 feet to beginning.

PROPERTY ADDRESS: 129 W 5th St N, Cottonwood, MN 56229

PROPERTY IDENTIFICATION NUMBER: 22-148025-0

COUNTY IN WHICH PROPERTY IS LOCATED: Lyon

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: \$49,329.15

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: February 20, 2020, 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 August 20, 2020, or the next business day if August 20, 2020 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: December 20, 2019

Wells Fargo Bank, N.A. Mortgagee

SHAPIRO & ZIELKE, LLP

BY
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Gary J. Evers - 0134764
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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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Chuck Fennell, Agent
Certified Agency in Customer Excellence
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Marshall, MN 56258
Bus: (507) 532-3107

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6000 American Parkway, Madison, WI 53783
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