

# Public Notice

(First Date of Pub.: Wed., June 17, 2020)  
 (Dates of Pub.: Wed. June 17, 24, July 1, 8, 15, 22, 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 3, 2005  
 ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$62,000.00  
 MORTGAGOR(S): William J Baskerville and Lynda J Baskerville, husband and wife  
 MORTGAGEE: Mortgage Electronic Registration Systems, Inc.

TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc.  
 MIN#: 1001464-0162300009-1  
 LENDER OR BROKER AND MORTGAGE ORIGINATOR

STATED ON THE MORTGAGE: Primary Residential Mortgage Inc.  
 SERVICER: Nationstar Mortgage LLC d/b/a Mr. Cooper

DATE AND PLACE OF FILING: Filed August 8, 2005, Lyon County Recorder, as Document Number 161256

ASSIGNMENTS OF MORTGAGE: Assigned to: Nationstar Mortgage LLC d/b/a Mr. Cooper

LEGAL DESCRIPTION OF PROPERTY: Westerly 29 feet of Lot 14, and all of Lot 15, except the West 13 feet thereof, of Block 20, Second Railway Addition to the City of Tracy

PROPERTY ADDRESS: 467 Hollett St, Tracy, MN 56175

PROPERTY IDENTIFICATION NUMBER: 31-104139-0

COUNTY IN WHICH PROPERTY IS LOCATED: Lyon

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: \$63,349.79

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: August 4, 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 February 4, 2021, or the next business day if February 4, 2021 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: June 9, 2020  
 Nationstar Mortgage LLC d/b/a Mr. Cooper  
 Assignee of Mortgagee

SHAPIRO & ZIELKE, LLP  
 BY \_\_\_\_\_  
 Lawrence P. Zielke - 152559  
 Melissa L. B. Porter - 0337778  
 Gary J. Evers - 0134764  
 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., June 17, 2020)  
 (Dates of Pub.: Wed. June 17, 24, July 1, 8, 15, 22, 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: November 2, 2018  
 ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$95,635.00  
 MORTGAGOR(S): Teresa Jean Agresto, married woman  
 MORTGAGEE: Mortgage Electronic Registration Systems, Inc.

TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc.  
 MIN#: 1005210-0808035512-7  
 LENDER OR BROKER AND MORTGAGE ORIGINATOR

STATED ON THE MORTGAGE: Plains Commerce Bank  
 SERVICER: Nationstar Mortgage LLC d/b/a Mr. Cooper

DATE AND PLACE OF FILING: Filed November 5, 2018, Lyon County Recorder, as Document Number ER06460

ASSIGNMENTS OF MORTGAGE: Assigned to: Nationstar Mortgage LLC d/b/a Mr. Cooper

LEGAL DESCRIPTION OF PROPERTY: All that part of Lots 1, 2, 3, and 4 of Johnson's Addition to the City of Tracy, as filed and recorded in the office of the County Recorder in and for Lyon County, Minnesota, being more particularly described as follows: Beginning at the northeast corner of said Lot 1; thence South 88 degrees 46 minutes 44 seconds West, bearing based on Lyon County Coordinate System, along the north line of said Johnson's Addition, a distance of 661.46 feet, to the northwest corner said Lot 4; thence South 00 degrees 28 minutes 11 seconds East, along the west line of said Lot 4, a distance of 329.27 feet; thence North 88 degrees 46 minutes 44 seconds East a distance of 661.56 feet, to a point on the east line of said Lot 1; thence North 00 degrees 29 minutes 14 seconds West, along said east line, a distance of 329.27 feet, to the point of beginning.

PROPERTY ADDRESS: 431 Pine St, Tracy, MN 56175

PROPERTY IDENTIFICATION NUMBER: 31-106001-0

COUNTY IN WHICH PROPERTY IS LOCATED: Lyon

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE

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;

ON THE DATE OF THE NOTICE: \$102,348.39

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: August 6, 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 February 6, 2021, or the next business day if February 6, 2021 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: June 12, 2020  
 Nationstar Mortgage LLC d/b/a Mr. Cooper  
 Assignee of Mortgagee

SHAPIRO & ZIELKE, LLP  
 BY \_\_\_\_\_  
 Lawrence P. Zielke - 152559  
 Melissa L. B. Porter - 0337778  
 Gary J. Evers - 0134764  
 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. June 10, 2020)  
 (Dates of Pub.: Wed. June 10, 17, 2020)

## NOTICE OF PUBLIC HEARING

Notice is hereby given that the City Council of Tracy will hold a public hearing for a Non-Conforming Use Permit for property located at 174 5<sup>th</sup> Street. The NCUP would allow a house to be moved from 175 5<sup>th</sup> St to 174 5<sup>th</sup> St for an addition to the home. The hearing will be held in the council chambers of the city

hall at 6:45 p.m. on Monday, June 22, 2020.

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.

Erik Hansen  
 City Administrator

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## ADVERTISEMENT FOR BIDS Tracy, Minnesota June 9, 2020

### TO WHOM IT MAY CONCERN:

The City of Tracy will receive bids in the Council Chambers of the Municipal Building at 10:00 a.m. on June 26, 2020, for the following project:

To demolish and remove the Business structure located at 157 3rd Street, Tracy, Minnesota. The Project involves the Removal of the structure, basement and foundation. The demolition shall include the proper disposal of all materials incorporated into the structures. Contractor is responsible for all Asbestos and Hazardous waste materials that may need to be removed prior to demolition. The City has a hazardous materials report available and in the bid documents.

THERE WILL BE ONE WALK-THROUGH SCHEDULED FOR June 22, 2020 AT 10 AM, AT 157

### 3RD STREET.

All bids shall be made on the proposal forms of the City and shall be accompanied by a cash deposit, cashier's check, bid bond or certified check payable to the order of the City of Tracy for not less than 10 percent of the amount bid.

Bids shall be directed to the City Clerk/Administrator, securely sealed and endorsed upon the outside wrapper with a brief statement or summary as to the work for which the bid is made.

The City Council reserves the right to reject all bids.

No bidder may withdraw his bid for at least 30 days after the scheduled closing time for the receipt of bids.

Plans and specifications are on file in the Office of the City Administrator, City of Tracy, 336 Morgan Street, Tracy, Minnesota, 56175. Copies of the specifications and bidding documents will be furnished on request to any prospective bidder.

Dated this 9th Day of June, 2020  
 Erik Hansen,  
 City Clerk/Administrator



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 507.629.4510  
 www.horvathfuneralservice.com



**Quinn M. Horvath,**  
 Owner/Funeral Director




**4th of July**

**ADVERTISING & NEWS DEADLINE**

Normal ad & news deadlines will be changed to the following

**SHOPPER PLUS ADS**

**TUES., JUNE 30—10 A.M.**

**ABOVE THE FOLD**  
 PUBLISHING, LLC

For more assistance, contact Lisa Sell or Tara Brandl at 629-4300.