

# Public Notice

(First Date of Pub.: Wed., Feb. 10, 2021)  
 (Dates of Pub.: Wed., Feb. 10, 17, 24, March 3, 10, 17, 2021)

## NOTICE OF MORTGAGE FORECLOSURE SALE

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

DATE OF MORTGAGE: April 22, 2008  
 MAXIMUM PRINCIPAL AMOUNT OF MORTGAGE: \$249,000.00  
 MORTGAGOR(S): John N Juel and Mary J Juel, Husband and Wife  
 MORTGAGEE: Wells Fargo Bank, N.A.  
 DATE AND PLACE OF RECORDING:  
 Recorded: May 05, 2008 Lyon County Recorder  
 Document Number: 176209

## ASSIGNMENTS OF MORTGAGE:

And assigned to: Nationstar Mortgage LLC d/b/a Champion Mortgage Company  
 Dated: October 20, 2017  
 Recorded: October 20, 2017 Lyon County Recorder  
 Document Number: ER05527  
 Transaction Agent: Not Applicable  
 Transaction Agent Mortgage Identification Number: Not Applicable  
 Lender or Broker: Wells Fargo 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: 623 Kathryn Ave, Marshall, MN 56258-2214  
 Tax Parcel ID Number: 27-209027-0

LEGAL DESCRIPTION OF PROPERTY: Lot 3, Block 2, THIRD Addition to Eatros Place, Marshall, Lyon County, Minnesota, according to the recorded plat thereof

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$160,790.38

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 25, 2021 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 25, 2022, or the next business day if March 25, 2022 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 10, 2021  
 ASSIGNEE OF MORTGAGEE: Nationstar Mortgage LLC d/b/a Champion Mortgage Company

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

File Number: 044719F01

(First Date of Pub.: Wed., Feb. 24, 2021)  
 (Dates of Pub.: Wed., Feb. 24, March 3, 10, 2021)

## ADVERTISEMENT FOR BIDS CITY OF TRACY TRACY, MINNESOTA RUNWAY 11/29 PAVEMENT MAINTENANCE PROJECT

### General Notice

City of Tracy (Owner) is requesting Bids for the construction of the following Project:  
 Runway 11/29 Pavement Maintenance  
 206011

Bids for the construction of the Project will be received at the located at the office of the City Clerk/Treasurer, 336 Morgan Street, Tracy, MN 56175, until Monday, March 22, at 1:30 p.m. local time. At that time, the Bids received will be publicly opened and read.

The Project includes the following Work:

Removal of 25,000 SF of pavement markings, constructing 25,000 SY of micro-sealing on the airport runway, 25,000 SF of pavement markings

Bids are requested for the following Contract: Runway 11/29 Pavement Maintenance

### Obtaining the Bidding Documents

Information and Bidding Documents for the Project can be purchased online at: [www.bollig-engineering.com](http://www.bollig-engineering.com) under the bidding tab through the designated website QuestCDN.com for \$40.

Bidding Documents may be downloaded from the designated website. Prospective Bidders are urged to register with the designated website as a plan holder, even if Bidding Documents are obtained from a plan room or source other than the designated website in either electronic or paper format. The designated website will be updated periodically with addenda, lists of registered plan holders, reports, and other information relevant to submitting a Bid for the Project. All official notifications, addenda, and other Bidding Documents will be offered only through the designated website. Neither Owner nor Engineer will be responsible for Bidding Documents, including addenda, if any, obtained from sources other than the designated website.

The Issuing Office for the Bidding Documents is:

Bollig Inc  
 1700 Technology Drive NE, Suite 124  
 Willmar, MN 56201

Prospective Bidders may obtain or examine the Bidding Documents at the Issuing Office on Monday through Friday between the hours of 8:00 a.m. and 5:00 p.m. and may obtain copies of the Bidding Documents from the Issuing Office as described below. Partial sets of Bidding Documents will not be available from the Issuing Office. Neither Owner nor Engineer will be responsible for full or partial sets of Bidding Documents, including addenda, if any, obtained from sources other than the Issuing Office.

Printed copies of the Bidding Documents may be obtained from the Issuing Office by paying a deposit of \$100.00 for each set. Bidders who return full sets of the Bidding Documents in good condition within 10 days after receipt of Bids will receive a full refund. Non-Bidders, and Bidders who obtain more than one set of the Bidding Documents, will receive a refund of \$60 for documents returned in good condition within the time limit indicated above. Make deposit checks for Bidding Documents payable to Bollig inc.

### Pre-bid Conference

A Pre-bid Conference will not be held for this project.

### Instructions to Bidders.

For all further requirements regarding bid submittal, qualifications, procedures, and contract award, refer to the Instructions to Bidders that are included in the Bidding Documents.

### This Advertisement is issued by:

Owner: City of Tracy  
 By: Pam Cooreman  
 Title: Mayor  
 Date: February 22, 2021

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## LYON COUNTY BOARD OF COMMISSIONERS

Tuesday, February 2, 2021

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

**MSP** to approve the agenda with the addition of the P&Z appointments.

**MSP** to approve the consent agenda.

**MSP** to approve the 5 year lease with the MN Pollution Control Agency as presented.

**MSP** to approve the low bid from West Central Sanitation and authorize County Administrator and Environmental Administrator to finish negotiation with hauler. Other options will be discussed at a different date.

**MSP** to adjourn at 10:55 a.m.

A copy of these proceedings are available in the County Administrator Office of Lyon County and also available at [www.lyonco.org](http://www.lyonco.org).

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## NOTICE OF PUBLIC HEARING

A REQUEST HAS BEEN MADE to the Lyon County Planning and Zoning Administrator by Brad Peterson, operator and Brian & Julie Peterson, owner, 2718 US Hwy 14, Garvin, MN 56132 for a Conditional Use Permit request for a new feedlot and to hear public comment to fulfill Minnesota Session Law 2000 – Minn. Stat. 116.07, subd 7(i). Odor OFFSET setback requirement is 94 %. Minimum setback for a new feedlot is 1320'. The land is zoned agricultural and described and located as the following:

**The Southwest Quarter (SW 1/4) of Section Fourteen (14) Township One Hundred Nine (109), Range Forty-one (41), Custer Township, Lyon County, MN**

**The Proposed Facility to Consist of: (New) Wean to Finish Swine (3,300 x.3 animal factor) = 990 Animal Units**

**Type of Building: (new) Approximately 122'7" x 220' Confinement Barn with 8' deep below the barn concrete manure pit.**

Manure to be applied agronomically up to two times a year.

**The Total Animal Unit Capacity = 990 Animal Units**

A Public Hearing on the Conditional Use Permit and Feedlot Public Comment will be held by the Lyon County Planning Commission on Tuesday, March 9, 2021 at 7:00 p.m. in the Commissioner's Room of the Lyon County Government Center, Marshall, Minnesota.

John Biren, Lyon County, Zoning Administrator  
 Phone: 507-532-8207 Ext. 3

(First Date of Pub.: Wed., Feb. 24, 2021)  
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## NOTICE OF PUBLIC HEARING

A REQUEST HAS BEEN MADE to the Lyon County Planning and Zoning Administrator by Carr Farms Partnership, owner and Tolk Graveling, LLC, contractor for a Conditional Use Permit request to process sand and gravel. The area representing the request is zoned agricultural.

The land is owned by Carr Farms Partnership and described as follows:

The Northeast Quarter (NE 1/4) of Section Twelve (12), Township One Hundred Ten (110) North, Range Forty-three (43) West, Lyon County, Minnesota

A Public Hearing on the Conditional Use Permit will be held by the Lyon County Planning Commission in the Commissioner's Room of the Lyon County Government Center, Marshall, Minnesota, on Tuesday, March 9, 2021, at 7:00 p.m.

John Biren, Lyon County, Zoning Administrator  
 Phone: 507-532-8207 Ext. 3

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## AMIRET TOWNSHIP NOTICE OF ANNUAL MEETING

NOTICE IS HEREBY GIVEN that the annual town meeting of the Township of Amiret, County of Lyon, State of Minnesota, will be held on Tuesday, March 9th, 2021 at 7:00 p.m. at the Amiret Townhall in Amiret, MN. In case of inclement weather, the meeting will be postponed until March 16th, 2021 at 7:00 p.m.

Tonya Ormberg, Clerk  
 Amiret Township

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## NOTICE OF PUBLIC HEARING

A VARIANCE REQUEST has been received by the Lyon County Planning and Zoning Administrator by Clark Family Farm LLC, C/O Kelly Jones, 700 Kennedy Street, Marshall, MN 56258 to construct a home 45 feet from the road right-of-way. The required setback is 100 feet from the road right of way. This request represents a 55-foot variance. Property address is 2166 County Road 74, Lynd, MN 56157. The land is zoned Agricultural and is described as:

All that part of the Southwest Quarter (SW ¼) of Section Fourteen (14), Township One Hundred Eleven(111), Range Forty-two (42) Lynd Township, all located in Lyon County, Minnesota.

A Public Hearing on the Variance request will be held by the Lyon County Board of Adjustments on Tuesday, March 9, 2021 at 7:00 P.M. in the Commissioner's Room of the Lyon County Government Center, Marshall, MN.

John Biren, Lyon County Zoning Administrator  
 Phone: 507 532-8207 Ext. 3

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## NOTICE OF PUBLIC HEARING

A REQUEST HAS BEEN MADE to the Lyon County Planning and Zoning Administrator by Finley Engineering Company – Woodstock Communications for a Conditional Use Permit to construct a new 300' guyed broadband communication tower. The area affected is zoned agricultural. The proposed tower to be located on a leased parcel of land owned by Suzanne Hahn Trust and described as follows:

All that part of the Southwest Quarter of the Northwest Quarter in Section 3, Township 110 North, Range 40 West, Amiret Township, Lyon County, MN. Parcel # 01-003001-0.

A Public Hearing on the Conditional Use Permit request will be held by the Lyon County Planning Commission in the Commissioners Room of the Lyon County Government Center, Marshall, Minnesota, on Tuesday, March 9, 2021 at 7:00 p.m.

John Biren, Lyon County Zoning Administrator  
 Phone: 507-532-8207 Ext. 3

## Lyon County Republicans choose officers

The Lyon County Republican convention met on Saturday and chose its officers and executive committee members for the next two years. John Alcorn and David Sturrock will serve as co-chairmen, Trudy Madetzke as secretary and John Rabaey as treasurer.

Don Bethune of Custer Township and Dan Zimansky of Tracy were elected members of the Lyon County Republican Executive Committee. The convention also paid tribute to Debbie Clark and Layle French, who stepped down after many years of service as county co-chairs.

## NOTICE OF GALES TOWNSHIP ANNUAL TOWN MEETING 2021

NOTICE IS HEREBY GIVEN that the annual town meeting of the Town of Gales in the County of Redwood, State of Minnesota, will be held on the second Tuesday in March, being the 9th day of March, 2021 commencing at 8:05 p.m. and continuing thereafter in said town to transact the following town business.

Election hours will be 5:00 p.m. to 8:00 p.m. to elect the following Town Officers for the following terms:

**One Town Supervisor for the term of three (3) years**

The annual meeting will commence at 8:05 p.m. to conduct all necessary business prescribed by law.

The annual election and meeting will be held at the following location: Gales Town Hall

**Ron Wixon, Clerk  
 Gales Township**

## MONROE TOWNSHIP ANNUAL MEETING

Monroe Township will hold its annual meeting Tuesday, March 9, 2021 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 16, 2021 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**

## SPRINGDALE TOWNSHIP NOTICE OF ANNUAL MEETING AND ELECTION OF OFFICERS

Notice is hereby given to the qualified voters of Springdale Township, County of Redwood, State of Minnesota. That the Annual Election of Township Officers and Annual Township Meeting will be held on **Tuesday, March 9th, 2021**. In case of inclement weather, the meeting and election may be postponed until the third Tuesday, March 16th, 2021.

The Election Poll hours will be open from 5:00 P.M. to 8:00 P.M., at which time the voters will elect one (1) Supervisor for a three (3) year term, and one (1) Treasurer for a two (2) year term.

The Annual Meeting will start at **3:00 P.M.** to conduct all necessary business prescribed by law.

The Annual Meeting will be held at the Walnut Grove Community Center.

We will be canvassing the election votes at our monthly meeting on March 11th.

**Merna S. Malmberg, Clerk  
 Springdale Township  
 February 14, 2021**

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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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