

Public Notice

(First Date of Pub.: Wed., June 1, 2022)
(Dates of Pub.: Wed., June 1, 8, 15, 22, 29, July 6, 2022)

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 8, 2008

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$139,600.00

MORTGAGOR(S): Daniel C Mahowald, a single person

MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as nominee for Bremer Bank, National Association

DATE AND PLACE OF FILING: Recorded on January 8, 2008 as Document Number 174563 in the Office of the County Recorder of Lyon County, Minnesota.

ASSIGNMENTS OF MORTGAGE: Assigned to: Nationstar Mortgage LLC d/b/a Mr. Cooper by assignment recorded on May 16, 2022 as Document Number ER13814 in the Office of the County Recorder of Lyon County, Minnesota.

LEGAL DESCRIPTION OF PROPERTY: The Southwesterly One Hundred Thirty-two (132) feet of Lot One (1) and the Southwesterly One Hundred Thirty-two (132) feet of the Southeasterly Fifty-five (55) feet of Lot Two (2) in Block Three (3), Stewart and Jenkins Addition to the City of Marshall, Lyon County, Minnesota. According to the plat thereof on file and of record.

Lyon County, Minnesota.

STREET ADDRESS OF PROPERTY: 600 W MARSHALL STREET, MARSHALL, MN 56258

COUNTY IN WHICH PROPERTY IS LOCATED: Lyon County, Minnesota.

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: \$127,731.97

TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc.

NAME OF MORTGAGE ORIGINATOR: Bremer Bank, National Association

RESIDENTIAL SERVICER: Nationstar Mortgage LLC d/b/a Mr. Cooper

TAX PARCEL IDENTIFICATION NUMBER: 27-825036-0

TRANSACTION AGENT'S MORTGAGE IDENTIFICATION NUMBER: 1000739-8190649440-7

THAT no action or proceeding has been instituted at law to recover the debt then remaining secured by such mortgage, or any part thereof, or, if the action or proceeding has been instituted, that the same has been discontinued, or that an execution upon the judgment rendered therein has been returned unsatisfied, in whole or in part.

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: July 21, 2022 at 10:00 AM.

PLACE OF SALE: Lyon County Sheriff's Office, 611 West Main Street, Marshall, MN 56258.

to pay the debt then secured by said mortgage and taxes, if any actually paid by the mortgagee, on the premises and the costs and disbursements allowed by law. The time allowed by law for redemption by said mortgagor(s), their personal representatives or assigns is six (6) months from the date of sale.

TIME AND DATE TO VACATE PROPERTY: Unless said mortgage is reinstated or the property redeemed, or unless the time for redemption is reduced by judicial order, you must vacate the premises by 11:59 p.m. on January 23, 2023.

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.

MORTGAGOR(S) RELEASED FROM FINANCIAL OBLIGATION ON MORTGAGE: None

Dated: May 25, 2022

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER Mortgagee

TROTT LAW, P.C.

By: _____/s/ N. Kibongni Fondungallah, Esq. Samuel R. Coleman, Esq. *Sung Woo Hong, Esq.* Attorneys for Mortgagee 25 Dale Street North St. Paul, MN 55102 (651) 209-9760 (22-0540-FC01)

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.

(First Date of Pub.: Wed., July 6, 2022)
(Dates of Pub.: Wed., July 6, 2022)

Regular Board Meeting Minutes from Monday, June 27, 2022

I. Meeting called to order by School Board Chair **Rod Benson** at 6:02 p.m. Guests include: (Tara Brandl: Press. Wendy Johnson & Shannon Benson: Teachers. Matthew Hammer & Jen Chapman: Ehlers. Darren Overton (Zoom): SitelogiQ). Board Members Present: Rod Benson, Ben Ludeman, Sheila Siebenahler-Holland, Nicole Swanson, & Jody Bauer. Absent: Matt Surprenant & Jay Fultz). Administration present: Superintendent Anderson, AD Tauer, Elementary Principal Munson & Secondary Principal Vondracek.

II. Motion by **Ludeman**, second by **Bauer** to approve the previous meeting minutes from May 16, 2022. (MC 5-0)

III. Motion by **Holland**, second by **Bauer** to approve the agenda (MC 5-0)

IV. Motion by **Bauer**, second by **Holland** to approve the TAPS monthly report, Treasurer Report, Revenues vs Disbursements Report, and the vendor payments. (MC 5-0).

V. Visitor Reports/Comments: Tony Miller: Introduction. Jeremy Trulock: EMC Insurance Update. Matthew Hammer & Jen Chapman (Ehlers): Deb Schedule Information. Darren Overton (SitelogiQ): Referendum Support Updates.

VI. Administrative Oral Reports give by Tauer, Vondracek, Munson, & Anderson

VII. Old Business: None

VIII. New Business:

A. Recognize May Enrollment

B. Member **Nicole Swanson** introduced the following resolution and moved its adoption: **Establishing dates for filing affidavits of candidacy for the Tracy #2904 School Board from August 2, 2022 to August 16, 2022 at 5:00 p.m. at the district office. (The General Election shall be held on Tuesday, November 8, 2022. At that election Three (3) members will be elected to the School Board for a term of four (4) years each).** The motion for the adoption of the foregoing resolution was duly seconded by **Member Jody Bauer** and upon the vote being taken thereon, the following voted in favor thereof: **Jody Bauer, Rod Benson, Sheila Holland, Ben Ludeman, Nicole Swanson.** Absent: **Fultz & Surprenant.** And the following voted against the same: **NONE.** Whereupon said resolution was declared duly passed and adopted.

C. Motion by **Bauer**, second by **Ludeman** to approve the hiring of Tony Miller as TAHS Secondary Principal for the 2022-2023 school years.

D. Member **Nicole Swanson** introduced the following resolution and moved its adoption: **Resolution Accepting Donations.** The motion for the adoption of the foregoing resolution was duly seconded by **Member Sheila Holland** and upon the vote being taken thereon, the following voted in favor thereof: **Jody Bauer, Rod Benson, Sheila Holland, Ben Ludeman, Nicole Swanson.** And the following voted against the same: **NONE.** Absent: **Fultz & Surprenant.** Whereupon said resolution was declared duly passed and adopted.

passed and adopted.

E. Motion by **Ludeman**, second by **Bauer** to approve the EMC Insurance contract for 2022-2023. (MC 5-0)

F. Motion by **Holland**, second by **Bauer** to approve the School Family Mental Health (SFMH) Service Agreement between Tracy Area Public School District and Greater Minnesota Family Services not to exceed \$30,746.88 for the 2022-2023 school year. (MC 5-0)

G. Motion by **Bauer**, second by **Holland** to approve the Minnesota Commercial Lease Agreement between TAPS and United Community Action Head Start for the 22-23 school year for \$500/month. (MC 5-0)

H. Motion **Holland**, second by **Ludeman** to approve the Minnesota Commercial Lease Agreement between TAPS and "Tracy Kids World" for 22-23 school year for \$1,000/month. (MC 5-0)

I. Motion by **Holland**, second by **Bauer** to approve the substitute teacher pay raise from \$120/day to \$150/day. (MC 5-0)

J. Motion by **Bauer**, second by **Swanson** to approve the membership in MREA for the 2022-2023 school year for \$1,753. (MC 5-0)

K. Motion by **Bauer**, second by **Ludeman** to approve the contract for Elementary Principal Michael Munson for 2022-23 & 2023-2024. (MC 5-0)

L. Motion by **Holland**, second by **Bauer** to approve the contract for Advanced Health Safety and Security for 2022-23, 23-24 & 24-25 (\$2,880 each year). (MC 5-0)

M. Motion by **Ludeman**, second by **Swanson** to approve the resignation of Marie Hanson as TAHS Track & Field Head Coach with many thanks for her service to the TAHS Track Program. (MC 5-0)

N. Motion by **Bauer**, second by **Ludeman** to approve the Resignation of Heather Kamrud as B-Squad Volleyball Coach with many thanks for her service to the TMB VB program. (MC 5-0)

O. Motion by **Bauer**, second by **Ludeman** to approve the preliminary budget where the District is budgeting a \$244,780 deficit in the general fund for FY23. (MC 5-0)

P. Motion by **Swanson**, second by **Holland** to approve the membership in the MSBA for the 2022-2023 school year. (MC 5-0)

Q. Motion by **Bauer**, second by **Holland** to approve the purchase of 20 chairs at \$132/chair for a total of \$2,640 for the TAHS District Office Meeting Room. (MC 5-0)

R. Discussion with no action regarding the first reading of the 2022-2023 secondary student handbook changes as presented by Principal Kathy Vondracek during the principal's report.

S. Motion by **Holland**, second by **Swanson** to approve the resignation of TAPS Band Director/ Speech Coach Britanni Klaverkamp with many thanks for her service to TAPS. (MC 5-0)

IX. Motion by **Bauer**, second by **Ludeman** to adjourn meeting at 7:28 p.m. (MC 5-0) The above is an unofficial summary of meeting proceedings. Complete approved minutes are available at www.tracy.k12.mn.us and available in the Superintendent's Office, 934 Pine Street, Tracy, MN.

(First Date of Pub.: Wed., June 8, 2022)
(Dates of Pub.: Wed., June 8, 15, 22, 29, July 6, 13, 2022)

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 17, 2012

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$179,000.00

MORTGAGOR(S): Perry Schultz, a single person

MORTGAGEE: HomeServices Lending, LLC dba Edina Realty Mortgage

LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON THE MORTGAGE: HomeServices Lending, LLC dba Edina Realty Mortgage

SERVICER: NewRez LLC, d/b/a Shellpoint Mortgage Servicing

DATE AND PLACE OF FILING: Filed January 23, 2012, Lyon County Recorder, as Document Number 193634, thereafter modified by Loan Modification Agreement recorded on June 6, 2017 as Document Number ER05215; thereafter modified by Loan Modification Agreement recorded on November 29, 2018 as Document Number ER06536

ASSIGNMENTS OF MORTGAGE: Assigned to: Wells Fargo Bank, N.A.; thereafter assigned to Specialized Loan Servicing, LLC; thereafter assigned to US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust

LEGAL DESCRIPTION OF PROPERTY: That part of the Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4) of Section Eleven (11), Township One Hundred Ten (110) North, Range Forty-three (43) West, Lyon County, Minnesota, described as follows: Commencing at the Southwest corner of said Section Eleven (11); thence North 90 degrees 00 minutes 00 seconds East, assumed bearing along the South line of said Section, a distance of 1510.00 feet to the point of beginning of the tract to be described; thence continuing North 90 degrees 00 minutes 00 seconds East, along said South line, a distance of 595.00 feet; thence North 03 degrees 13 minutes 50 seconds West a distance of 326.00 feet; thence North 14 degrees 46 minutes 00 seconds West, a distance of 421.00 feet; thence South 89 degrees 17 minutes 41 seconds West a distance of 459.00 feet; thence South 00 degrees 48 minutes 59 seconds West a distance of 727.00 feet to the point of beginning. Said tract contains 9.15 acres more or less and is subject to any easements of record including an existing road right of way over the Southerly 33.00 feet thereof.

PROPERTY ADDRESS: 1534 200th St, Russell, MN 56169

PROPERTY IDENTIFICATION

NUMBER: 03-011002-2
COUNTY IN WHICH PROPERTY IS LOCATED: Lyon

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: \$210,024.26

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: July 28, 2022, 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 January 28, 2023, or the next business day if January 28, 2023 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.

MORTGAGOR(S) RELEASED FROM FINANCIAL OBLIGATION ON MORTGAGE: None

Dated: May 27, 2022

US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust

Assignee of Mortgagee

LOGS LEGAL GROUP LLP F/K/A SHAPIRO & ZIELKE, LLP

By: _____/s/ Melissa L. B. Porter - 0337778 Gary J. Evers - 0134764 Joseph M. Rossman - 0397070 Attorneys for Mortgagee LOGS Legal Group LLP f/k/a Shapiro & Zielke, LLP 1715 Yankee Doodle Road, Suite 210 Eagan, MN 55121 (952) 831-4060

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR

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

DATE OF MORTGAGE: September 4, 2020

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$107,415.00

MORTGAGOR(S): John W. Solon, also known as John W. Solon, Jr., single man

MORTGAGEE: Mortgage Electronic Registration Systems, Inc.

TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc. MIN#: 1000312-2000153057-0

LENDER OR BROKER AND MORTGAGE ORIGINATOR

STATED ON THE MORTGAGE: Wintrust Mortgage, a Division of Barrington Bank and Trust Co., N.A.

SERVICER: Wells Fargo Bank, N.A.

DATE AND PLACE OF FILING: Filed September 9, 2020, Lyon County Recorder, as Document Number ER09392

ASSIGNMENTS OF MORTGAGE: Assigned to: Wells Fargo Bank, N.A.

LEGAL DESCRIPTION OF PROPERTY: Lots Thirteen (13) and Fourteen (14), Block Four (4), Moore and Reinke Addition to the City of Balaton.

PROPERTY ADDRESS: 171 Maple St S, Balaton, MN 56115

PROPERTY IDENTIFICATION NUMBER: 21-112007-0

COUNTY IN WHICH PROPERTY IS LOCATED: Lyon

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: \$106,318.26

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: July 28, 2022, 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 January 28, 2023, or the next business day if January 28, 2023 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: May 27, 2022

Wells Fargo Bank, N.A. Assignee of Mortgagee

LOGS LEGAL GROUP LLP

By: _____/s/ Melissa L. B. Porter - 0337778 Gary J. Evers - 0134764 Joseph M. Rossman - 0397070 Attorneys for Mortgagee LOGS Legal Group LLP 1715 Yankee Doodle Road, Suite 210 Eagan, MN 55121 (952) 831-4060

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