

# Public Notice

(First Date of Pub.: Wed., Aug. 16, 2023)  
 (Dates of Pub.: Wed., Aug. 16, 23, 30, Sept. 6, 13, 20, 2023)

## 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 28, 2016

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$40,000.00

MORTGAGOR(S): Barbara K. Warlop, unmarried  
 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 December 9, 2016, Lyon County Recorder, as Document Number ER04865

LEGAL DESCRIPTION OF PROPERTY: LOT SIX (6), BLOCK ONE (1) OF MAPLE AND SECOND STREET ADDITION TO THE CITY OF MARSHALL, LYON COUNTY, MINNESOTA

PROPERTY ADDRESS: 117 W Maple St, Marshall, MN 56258  
 PROPERTY IDENTIFICATION NUMBER: 27-520006-0

COUNTY IN WHICH PROPERTY IS LOCATED: Lyon  
 THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: \$41,724.12

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 5, 2023, 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 April 5, 2024, or the next business day if April 5, 2024 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: August 8, 2023  
 Wells Fargo Bank, N.A.  
 Mortgagee

LOGS Legal Group LLP  
 Tracy J. Halliday - 034610X  
 LOGS Legal Group LLP  
 Attorneys for Mortgagee  
 1715 Yankee Doodle Road, Suite 210  
 Eagan, MN 55121  
 (952) 831-4060

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR

(First Date of Pub.: Wed., Aug. 30, 2023)  
 (Dates of Pub.: Wed., Aug. 30, Sept. 6, 2023)

Balaton EDA is accepting sealed bids for hay ground rent in the Eastbay addition. Sealed bids can be submitted to Balaton City Hall at 134 3<sup>rd</sup> Street by no later than Friday, September 15<sup>th</sup> at end of business. If you have questions, please contact Tara at 507-820-1710.

(First Date of Pub.: Wed., Aug. 30, 2023)  
 (Dates of Pub.: Wed., Aug. 30, 2023)

## NOTICE OF PUBLIC HEARING ON AN ORDINANCE REQUIRING A SEPARATE WATER METER TO BE INSTALLED ON LAWN SPRINKLER/IRRIGATION SYSTEMS

NOTICE IS HEREBY GIVEN that a public hearing will be held before the City Council on the 11th day of September 2023, in the City Hall located at 134 3rd Street, Balaton, Minnesota 56115, at 7:00 p.m. to consider the passage of an ordinance requiring a separate meter to be installed on lawn sprinkler/irrigation systems, which reads as follows:

The City of Balaton does ordain:

The City Council of the City of Balaton hereby supplements Chapter IV, PART 2 of the Balaton City Code by adding a new Subdivision to 402.02 as follows:

"SUBD. 8. Lawn Sprinkler/Irrigation Systems

(1) Definitions. For the purposes of this section, the following terms shall have the following meanings:

(A) Backflow Preventer. Any approved mechanical or air gap system designed and installed in order to prevent the accidental backflow of water from one source to another.

(B) Lawn Sprinkler/Irrigation System. All pumps, lines, and sprinkler heads which are located on private property or within adjacent public right-of-way that have a sole purpose of irrigating gardens, grass, or landscaping.

(2) Requirement of Separate Water Meter for Lawn Sprinkler or Irrigation Systems. All lawn sprinkler or irrigation systems connected to the city water supply system shall require a separate water meter. Except as otherwise provided, the water meter shall comply with all requirements set forth in this Chapter.

(3) Construction and Installation of Lawn Sprinkler or Irrigation Systems. The location of lines and sprinkler heads for a lawn sprinkler or irrigation system may be located within private property, the city right-of-way, or an easement, subject to the following requirements:

(A) The connection and installation of any lawn sprinkler or irrigation system shall comply with the requirements of this Chapter and shall be in

conformance with the Minnesota State Plumbing Code.

(B) Prior to installation and construction of any lawn sprinkler or irrigation system, a permit shall be submitted to and approved by the city along with the payment of the applicable fee, as set forth by annual resolution. The permit shall detail the location of the proposed lawn sprinkler or irrigation system, the name and license number of the plumber installing and constructing the system, the name and type of backflow device being installed, and the dates of when the work will be performed.

(C) The lawn sprinkler or irrigation system shall be installed by a licensed plumber.

(D) An approved black flow prevention device must be installed as part of a lawn sprinkler/irrigation system. The device shall be installed pursuant to the manufacturer's installation instructions.

(E) All newly installed lawn sprinkler/irrigation systems shall have a rain sensor, in accordance with Minn. Stat. 1030.298, as amended, and federal water conservation standards.

(F) The owner of the lawn sprinkler/irrigation system is responsible for the maintenance and repair of the lawn sprinkler/irrigation system.

(G) The owner of the lawn sprinkler/irrigation system shall assume all liability for damages to the lawn sprinkler/irrigation system that may be caused by city activities, including, but not limited to snow removal, mowing, street sweeping, or street construction, repair, or maintenance.

(H) The requirements set forth in Section 402.03, SUBD. 2 for water meters shall not apply to lawn sprinkler/irrigation systems. The location of any meter for lawn sprinkler/irrigation systems shall be approved by the city.

(4) This ordinance shall become effective 30 days after passage and publication."

Dated this 25 day of August 2023.

SIGNED BY:  
 /s/ Kim Wall  
 Kim Wall, City Clerk

(First Date of Pub.: Wed., Aug. 30, 2023)  
 (Dates of Pub.: Wed., Aug. 30, 2023)

- I. Meeting called to order by School Board Chair **Rod Benson** at 6:02 p.m. Guests include: (Tara Brandl with the Headlight Herald) Board Members Present: Rod Benson, Ben Ludeman, Nicole Swanson, Matt Surprenant, Jay Fultz & Ryan Verlinde. Absent: Jody Bauer. Administration present: Superintendent Anderson, Elementary Principal Michael Munson, Activities Director Bill Tauer & Secondary Principal Tony Miller. Absent: Business Manager Tonya Duscher.
- II. Motion by **Surprenant**, second by **Ludeman** to approve the agenda. **(MC 6-0)**
- III. Motion by **Swanson**, second by **Fultz** to approve the meeting minutes from Monday, July 17, 2023. **(MC 5-0)**
- IV. Motion by **Ludeman**, second by **Surprenant** to approve the TAPS monthly report, Treasurer Report, Revenues, vs Disbursements, Report, and the vendor payments which include check numbers **21637 - 21754**, wire payments dated **July 18 - August 21**, Student Activities Check Numbers **18901 - 18906** for a grand total of \$2,572,668.76. **(MC 6-0)**
- V. Visitor Reports/Comments: Jake Berg had something come up last minute so Superintendent Anderson updated the board on the construction progress at TKW, TAES and TAHS.
- VI. Administrative Reports: Community Education, Bill Tauer, Secondary Principal, Tony Miller, Elementary Principal, Michael Munson, Superintendent, Chad Anderson:
- VII. Old Business:
  - A. Motion by **Surprenant**, second by **Fultz** to approve the 2023-2024 TAHS student handbook as presented by TAHS principal, Tony Miller. **(MC 6-0)**
- VIII. New Business:
  - A. Recognize Predicted September Enrolment: Total K-12 is 654.
  - B. Motion by **Swanson**, second by **Verlindee** to approve the update of TAPS Board Policies as required by MN State Statute: Policies: 102, 418, 419, 424, 425, 506, 507, 509, 513, 514, 516.5, 524, 532, 534, 601, 602, 603, 604, 613, 616, 617, 618, 620, 708, 709, 806. New Policies as required by MN State Statute: 504, 621, & 624. **(MC 6-0)**
  - C. Agenda Item C "Application for cooperative sponsorship in Dance with Marshall High School" dies for lack of a motion.
  - D. Motion by **Fultz**, second by **Swanson**, to approve the fall coaches for the 2023-2024 season. **(MC 6-0)**
  - E. Motion by **Fultz** second by **Verlindee** to approve the cooperative sponsorship in Cross Country with WWG. **(MC 6-0)**
  - F. Motion by **Surprenant**, second by **Swanson**, to approve the purchase of "Apptegy" to create the TAPS website, communication, Facebook, Twitter, Live Feed service for an annual cost of \$6,400 + \$3.25/student with 650 students to equal \$8,512 & the one-time cost of \$6,500 set up fee for a total of \$15,012. **(MC 6-0)**
  - G. Member **Ludeman** introduced the following resolution and moved its adoption: **Resolution accepting donations.** The motion for the adoption of the foregoing resolution was duly seconded by **Surprenant**, and upon vote being taken thereon, the following voted in favor thereof: **Verlindee, Fultz, Surprenant, Swanson, Ludeman & Benson.** and the following voted against the same: **None.** Absent: **Bauer.** Whereupon the resolution was declared duly passed and adopted.
- IX. Other Business: None
- X. Adjourn: Motion by **Fultz**, second by **Swanson** to adjourn the meeting at 7:54 p.m. **(MC 6-0)** The above is an unofficial summary of meeting proceedings. Complete approved minutes are available at [www.tracy.k12.mn.us](http://www.tracy.k12.mn.us) and available in the Superintendent's Office, 934 Pine Street, Tracy, MN.

(First Date of Pub.: Wed., Aug. 30, 2023)  
 (Dates of Pub.: Wed., Aug. 30, Sept. 6, 13, 20, 27, Oct. 4, 11, 2023)

## 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: 09/18/2014

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$89,381.00

MORTGAGOR(S): Nathaniel O. Goodfellow, an unmarried man  
 MORTGAGEE: Navy Federal Credit Union

DATE AND PLACE OF FILING: 09/24/2014 as Doc. No. 204159 in the Office of the County Recorder in Lyon County, Minnesota.

TAX PARCEL I.D. NO.: 27-604011-0

LEGAL DESCRIPTION OF PROPERTY: That part of the NW 1/4 NW 1/4 of Section 9 Township 111N Range 41W described as follows, to wit:

Commencing at a point 341 feet north and 357.2 feet west from the southeast corner of NW 1/4 NW 1/4 of said Section 9 Township 111N Range 41; running thence north and parallel with the east line of said 40 acres a distance of 131.7 feet; thence west at right angles to last line a distance of 50 feet; thence south and at right angles to last line a distance of 131.7 feet; thence east and at right angles to last line a distance of 50 feet to the place of beginning.

Abstract Property STREET ADDRESS OF PROPERTY: 110 Maple St W, Marshall, MN 56258  
 COUNTY IN WHICH PROPERTY IS LOCATED: Lyon  
 LENDER OR BROKER AND MORTGAGE ORIGINATOR: Navy Federal Credit Union  
 RESIDENTIAL MORTGAGE SERVICER: Navy Federal  
 THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE: \$101,222.46 AS OF 9/2/2023.

has been instituted at law to recover the debt secured by said mortgage, or any part thereof; that there has been compliance with all pre-foreclosure notice and acceleration requirements of said mortgage, and/or applicable statutes. Pursuant to the power of sale contained in said Mortgage, the Mortgage will be foreclosed, and the mortgaged premises will be sold by the Sheriff of Lyon County, Minnesota at public auction as follows:

DATE AND TIME OF SALE: 10/26/2023 at 10:00 AM

PLACE OF SALE: Lyon County Sheriff's Office, 611 West Main St., 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) or Mortgagor's personal representatives or assigns is six (6) months.

TIME AND DATE TO VACATE PROPERTY: If the mortgage is not reinstated under Minn. Stat. §580.30 or redeemed under Minn. Stat. §580.23, the mortgagor must vacate the mortgaged property by 11:59 p.m. on 4/26/2024, or the next business day if 4/26/2024 falls on a Saturday, Sunday or legal holiday.

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

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 MORTGAGED PREMISES ARE IMPROVED WITH A RESIDENTIAL DWELLING OF LESS THAN FIVE UNITS, ARE NOT PROPERTY USED IN AGRICULTURAL PRODUCTION, AND ARE ABANDONED.

Publication to begin the week of: 8/30/2023

Navy Federal Credit Union, Mortgagee/Mortgagee Assignee The Sayer Law Group, P.C., By Brian G. Sayer, Attorney for Mortgagee/Mortgagee Assignee 925 E 4<sup>th</sup> St., Waterloo, IA 50703

THAT no action or proceeding

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 Nathan & Valerie Stephens, owners

**DANA F. COLE & COMPANY, LLP**  
**Certified Public Accountants**

GREG SHAW, CPA; EDWARD CARTER, ENROLLED AGENT  
 213 Fourth Street • Tracy, MN 56175 • 507-629-3909

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