

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

History in the making!
 Engagement, Wedding and Baby announcements are not 'just because'... they are history for many years to come. Bring in your announcements for future generations to search their genealogy.
 Email hhnews@headlightherald.com

Professional Directory

STEPHENS Funeral Service
Tracy Area Funeral Home
 1155 Morgan St. • Tracy, MN • 507-629-4680
 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

BALATON DENTAL CLINIC
 Dr. Richard Brown • General Dentistry • Comprehensive Dental Care for All Ages
 123 THIRD STREET, BALATON, MINNESOTA
 HOURS: Mon thru Thurs, 8 a.m. to 5 p.m.
 For Appointments Call (507) 734-2251


Horvath Funeral Service
 444 Craig Ave, Tracy, MN 56175
 629-4510, www.horvathfuneralservice.com
 Quinn M. Horvath, Owner/Funeral Director

Michael R. Thomas D.D.S. & Associates
 New Location
 Patient Friendly Hours ~ Evenings & Friday Appointments
 1511 Carlson Street, Marshall, MN
507-532-3353
www.smiledesignersmn.com
 M-Tues 8 a.m.-5 p.m. • Wed 8 a.m.-7 p.m. • Fri 8 a.m. - 2 p.m.

PLACE YOUR AD!
Call Tara at 507-629-4300.
REASONABLE RATES!

DNR CORNER

News and notes from the Minnesota Department of Natural Resources



APPLY THROUGH AUG. 18 FOR PRAIRIE CHICKEN HUNT LOTTERY

Apply through Aug. 18 for prairie chicken hunt lottery
 Contact: Leslie McInenly, wildlife populations program manager, 651-259-5220.
 Hunters can apply through Friday, Aug. 18, to be chosen for one of 125 permits for the 2023 Minnesota prairie chicken hunting season. The nine-day prairie chicken season begins Saturday, Sept. 30, and is open to Minnesota residents only. The hunt takes place in northwestern Minnesota from St. Hilaire south to Breckenridge. Hunters can find details about the season on the DNR website (mndnr.gov/hunting/prairiechicken).

YOUTH DEER HUNTS

Contact: Barbara Keller, big game program leader, 651-259-5198.
 Hunters can apply for special youth deer hunt permits through Friday, Aug. 18. The number of permits for each hunt is limited. Individual hunts will be held in several state parks, and in the Rydell National Wildlife Refuge, on various dates in the fall. Adults must accompany youth during these hunts. These firearms hunts are for youth ages 12-15 at the time of the hunt. Youth archery hunters in Sand Prairie Wildlife Management Area in Sherburne County can be ages 10-17.
 Special youth deer hunts are different from the statewide youth deer season, which takes place Oct. 19-22 and does not require an application. More information is available on the Minnesota Department of Natural Resources website (mndnr.gov/hunting/deer/special-deer-hunts.html).
 In most instances, hunters may only possess and use nontoxic ammunition when participating in a special hunt in a Minnesota state park; however, nontoxic ammunition requirements do not apply to youth special hunts in the shotgun-use area if hunters remove all parts of harvested deer from the field, including the entrails.
 Where nontoxic ammunition is required, bullets, slugs, muzzleloader ammunition and other single projectiles must be made entirely of nontoxic material approved by the U.S. Fish and Wildlife Service. A full list is available in the Code of Federal Regulations (ecfr.gov) and can be found by typing "hunting methods" in the search box and clicking "What hunting methods are illegal?"



THE COCHRAN FAMILY was proud to display their Panther paws and "TMB" logo during the last such fundraiser. Submitted photo

Show your Panther pride in your driveway this fall

Driveway painting is here for the Music Boosters to come paint the TMB logo, panther paw, etc on your driveway for the year.

Cost is \$25 for the TMB, \$40 for TMB and a paw print, and \$50 for TMB and two paw prints. Checks can be made to the Tracy Area Music Boosters.

Email JohnsonW@tracy.k12.mn.us if interested — send your address and detail the location on the driveway where you want it.

The new band teacher, Katleyn Elton, and choir director Wendy Johnson will be doing a few each day when the weather is good.

Beef Quality Assurance Training courses begin soon

University of Minnesota Extension, along with Minnesota Beef Council, will host online Beef Quality Assurance (BQA) training opportunities starting in September, 2023. Producers attending any of the free workshops will receive their three-year BQA certification.

Over the past three years, cattlemen and women have been asked to complete the BQA program in order to market their cattle to certain processors. However, BQA certification is still voluntary. Specific companies have chosen to extend their own quality assurance protocol requirements to cattlemen who are a part of their supply chain. A BQA certification is being required by many major industry buyers and processors. When a producer does not have current BQA certification the result is that many packers and feedlots simply cannot purchase those cattle because their company cannot source cattle from a producer who does not meet their certification requirements.

The online BQA trainings that will be offered include:
 • Online Zoom training: Thursday, Sept. 14, 2023, beginning at 7 p.m. Register at z.umn.edu/BQASep14
 • Online Zoom training: Thursday, Nov. 30, 2023, beginning at 7 p.m. Register at z.umn.edu/BQANov30
 • Online Zoom Training: Tuesday, Feb. 20, 2024, beginning at 7 p.m. Register at z.umn.edu/BQAFeb20
 Online Zoom Training: Tuesday, April 9, 2024, beginning at 7 p.m. Register at z.umn.edu/BQAApril9

The two hour trainings are free to attend, but attendees must pre-register online at the correct link. Only one person from each operation is required to be certified to ensure the entire operation follows the BQA standards. However, everyone who handles and manages fed cattle is encouraged to become BQA certified. You only need to attend one of the training options to

complete BQA certification.

About the ONLINE Zoom trainings: Pre-registration is required. You will not be able to access the Zoom meeting room without first pre-registering and receiving the secure Zoom link from Extension staff. Accessing Zoom is as simple as clicking on the secure link that will be emailed directly to you.

Families are able to view the training on the same computer/mobile device, and all viewers will receive credit for certification. At the time of entering the Zoom webinar, each participant will need to be checked in by UMN Extension staff with their full name, address, and contact information if it was not supplied at the time of registration.

As always, anyone can complete the online BQA training at www.bqa.org at any time.

To keep up to date on both online and in-person BQA trainings that will be offered throughout Minnesota in 2023 and 2024, you can go to the UMN Extension BQA Events site: <https://extension.umn.edu/courses-and-events/beef-quality-assurance>. As more trainings are scheduled they will all be added to this page so that you can see a complete list of options, both online and in person, to be offered. Pay close attention to whether a training will be offered virtually or in-person.

If you have any questions about accessing the in-person or online BQA trainings, or have questions regarding your BQA status expiration, please do not hesitate to contact the UMN BQA Team by email - bqa@umn.edu.

Melissa Runck is an Extension Educator-Ag Production Systems with University of Minnesota Extension in Murray and Pipestone Counties.

Joe Armstrong is an Extension Educator - Cattle Production Systems with University of Minnesota Extension

TRUGREEN
 Live life outside.
 Get the most out of your lawn this summer.
 Save now with **50% OFF** Your First Application
SCHEDULE YOUR APPOINTMENT TODAY! 1-888-709-3751
*Requires purchase of annual plan. Special price is for first Lawn application only. Requires purchase of annual plan, for new residential EasyPay or PrePay customers only. Valid at participating TruGreen locations. Availability of services may vary by geography. Not to be combined with or used in conjunction with any other offer or discount. Additional restrictions may apply. Consumer responsible for all sales tax. †Purchase of annual lawn plan required for TruGreen Lawn Assessment, which is performed at the first visit. *Guarantee applies to annual plan customers only. BBB accredited since 07/01/2012. ©2023 TruGreen Limited Partnership. All rights reserved. In Connecticut, B-0153, B-1380, B-0127, B-0200, B-0151.

Donate Your Vehicle
 Call (833) 937-2593 to donate your car, truck, boat, RV, and more today!
 ■ Support Veteran Nonprofits.
 ■ Free Pickup & Towing.
 ■ Top Tax Deduction.
Donate Your Vehicle Today 833-937-2593
 Veteran Car Donations
While we appreciate every donation, in some cases, we find that we are unable to accept certain vehicles, watercraft, and/or recreational vehicles due to the prohibitive costs of acquisition. If you have any questions, please give us a call at (833) 937-2593.

Connect Anywhere, Anytime.
Enjoy Free Internet Data on Your Mobile Devices with ACP
 You qualify today for the Government Free Internet Program if a household of two has an income of less than \$39,440, or if you receive:
 • Medicaid • Veterans Pension
 • SNAP • Survivors or Lifeline Benefits
 • SSI • Tribal Assistance Program
 • WIC • Housing Assistance

maxsip TELECOM
 Get a subsidized 4G Android Tablet for \$20
CALL TODAY (866) 433-5324

Call today and receive a FREE SHOWER PACKAGE PLUS \$1600 OFF
SAFE STEP WALK-IN TUB
1-833-966-3882
With purchase of a new Safe Step Walk-In Tub. Not applicable with any previous walk-in tub purchase. Offer available while supplies last. No cash value. Must present offer at time of purchase. CSLB 1082165 NSCB 0082999 0083445

 FINANCING AVAILABLE WITH APPROVED CREDIT