

# 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, 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.

THAT no action or proceeding has been instituted at law to recover

(First Date of Pub.: Wed., Sept. 20, 2023)  
(Dates of Pub.: Wed., Sept. 2023)

## ORDINANCE NO. 2023-06

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

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

(First Date of Pub.: Wed., Sept. 20, 2023)  
(Dates of Pub.: Wed., Sept. 20, 2023)

## ORDINANCE NO. 2023-5

### AN ORDINANCE TO PROHIBIT THE USE OF CANNABIS AND CANNABIS PRODUCTS IN PUBLIC PLACES

The City of Balaton does ordain:

The City Council of the City of Balaton hereby supplements Chapter VIII of the Balaton City Code by adding a new Part and Section as follows:

#### "Part 3. OFFENSES

803.01 Prohibition of Use of Cannabis and Cannabis Products in Public Places

##### Subd. 1. Definitions.

- (A) For purposes of this article, the terms "cannabis flower", "cannabis products", "lower-potency hemp edibles", and "hemp-derived consumer products" shall have the definitions given to them in Minnesota Statutes, section 342.01, as amended.
- (B) For purposes of this article, "public place" is defined as any indoor or outdoor area that is used or held out for use by the public whether owned or operated by public or private interests, which includes, but is not limited to any public street, public sidewalk, public easement, publicly owned property, public park, publicly owned or operated parking lot or parking facility. Pursuant to Minnesota Statutes, section 152.0263, subd. 5, "public place" does not include the following: (i) a private residence, including the person's curtilage or yard,
- (ii) private property not generally accessible by the public; and (iii) the premises of an establishment or event licensed to permit on-site consumption of cannabis flower, cannabis products, lower-potency hemp edibles, or hemp-derived consumer products.

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

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. 103G.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."

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF BALATON, MINNESOTA THIS 11th DAY OF SEPTEMBER 2023.

APPROVED:  
/s/ Lonnie Lambertus, Sr., Mayor

ATTESTED:  
/s/ Kim Wall, City Clerk

(C) For purposes of this article, "electronic cigarette" is defined as any electronicsmoking device that can be used to deliver nicotine or any other substances to the person inhaling from the device. The term shall include such devices whether they are manufactured as electronic cigarettes, electronic cigars, electronic pipes or any other product name, including but not limited to "mods", "vape pens", "vapes", "tank systems", and "electronic nicotine delivery systems (ENDS)".  
(D) For purposes of this article, "smoking" is defined as inhaling or exhaling smoke or vapor from any instrumentality, including but not limited to any cigar, cigarette, pipe, rolling papers, joint, hookah pipe, or an operating electronic cigarette.

#### Subd. 2. Use of Cannabis and Cannabis Products Prohibited in Public Places.

- (A) No person shall use, smoke, or ingest cannabis flower, cannabis products, lower-potency hemp edibles, or hemp-derived consumer products in a public place.
- (B) A violation of this section shall be a petty misdemeanor offense, punishable by a fine of \$200.

Subd. 3. This ordinance repeals Ordinance No. 2023-4, An Emergency Ordinance Prohibiting the Use of Cannabis and Cannabis Products in Public Places.

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

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF BALATON, MINNESOTA THIS 11th DAY OF SEPTEMBER 2023.

APPROVED:  
/s/ Lonnie Lambertus, Sr., Mayor

ATTESTED:  
/s/ Kim Wall, City Clerk

# 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

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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**  
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