

Public Notice

(First Date of Pub.: Wed., Oct. 4, 2023)
(Dates of Pub.: Wed., Oct. 4, 11, 2023)

CITY OF TRACY, MINNESOTA

NOTICE OF PUBLIC HEARING ON FINAL ASSESSMENTS FOR PHASE 3A CENTER STREET (CSAH 29) INFRASTRUCTURE IMPROVEMENTS PROJECT

TO WHOM IT MAY CONCERN:

TIME AND PLACE: Notice is hereby given that the City Council of Tracy, Minnesota will meet at City Hall, 336 Morgan Street, Tracy, MN at 6:30 P.M. on October 23, 2023, to consider objections to the proposed final assessments for the Phase 3A Center Street (CSAH 29) Infrastructure Improvements project.

ASSESSMENT ROLL OPEN TO INSPECTION: The proposed assessment roll is on file with the City Clerk and open to public inspection during regular office hours

PROPERTIES PROPOSED TO BE ASSESSED: The area proposed to be assessed consists of every lot, piece or parcel of land benefited by said improvement, which has been ordered and includes:
1) Center Street from 50' south of South Street to Craig Avenue

TOTAL AMOUNT OF PROPOSED ASSESSMENT: The total amount proposed to be assessed is \$450,000 and is proposed to be payable over a period of 15 years.

WRITTEN OR ORAL OBJECTIONS: Written or oral objections will be considered at the hearing.

RIGHT OF APPEAL: An owner of property to be assessed may appeal the assessment to the district court of Lyon County pursuant to Minnesota Statutes, Section 429.081 by serving notice of the appeal upon the City Clerk within 30 days after the adoption of the assessment and filing such notice with the district court within ten days after service upon the City Clerk.

LIMITATION ON APPEAL: No appeal may be taken as to the amount of any assessment adopted by the City Council unless a written objection signed by the affected property owner is filed with the City Clerk prior to the assessment hearing or presented to the presiding officer at the hearing. All objections to the assessments not received at the assessment hearing in the manner prescribed by Minnesota Statutes, Section 429.061 are waived, unless the failure to object to the assessment hearing is due to a reasonable cause.

DEFERMENT OF ASSESSMENTS: Under the provisions of Minnesota Statutes, Sections 435.193 to 435.195, the City may, at its discretion, defer the payment of assessments under specific conditions for homestead property for which it would be a hardship to make the payments. Please contact the City Clerk for a copy of the City's deferment procedure pursuant to those Sections.

MAILED NOTICE: The notice of this hearing mailed to property owners contains additional information.

DATED: September 25, 2023
BY ORDER OF THE CITY COUNCIL OF THE CITY OF TRACY
Shane Daniels
Interim City Administrator

(First Date of Pub.: Wed., Oct. 4, 2023)
(Dates of Pub.: Wed., Oct. 4, 11, 2023)

CITY OF TRACY, MINNESOTA

NOTICE OF PUBLIC HEARING ON FINAL ASSESSMENTS FOR PHASE 3A-2 INFRASTRUCTURE IMPROVEMENTS PROJECT

TO WHOM IT MAY CONCERN:

TIME AND PLACE: Notice is hereby given that the City Council of Tracy, Minnesota will meet at City Hall, 336 Morgan Street, Tracy, MN at 6:30 P.M. on October 23, 2023, to consider objections to the proposed final assessments for the Phase 3A-2 Infrastructure Improvements project.

ASSESSMENT ROLL OPEN TO INSPECTION: The proposed assessment roll is on file with the City Clerk and open to public inspection during regular office hours

PROPERTIES PROPOSED TO BE ASSESSED: The area proposed to be assessed consists of every lot, piece or parcel of land benefited by said improvement, which has been ordered and includes:
1) 5th Street from Morgan Street to Craig Avenue
2) 6th Street from Morgan Street to Craig Avenue
3) 7th Street from Morgan Street to Craig Avenue
4) Hollett Street from 5th Street to 4th Street
5) Emory Street from 7th Street to 4th Street
6) Harvey Street from 8th Street to 4th Street
7) Rowland Street from 8th Street to 4th Street
8) Craig Avenue from 6th Street to 5th Street

TOTAL AMOUNT OF PROPOSED ASSESSMENT: The total amount proposed to be assessed is \$1,100,000 and is proposed to be payable over a period of 15 years.

WRITTEN OR ORAL OBJECTIONS: Written or oral objections will be considered at the hearing.

RIGHT OF APPEAL: An owner of property to be assessed may appeal the assessment to the district court of Lyon County pursuant to Minnesota Statutes, Section 429.081 by serving notice of the appeal upon the City Clerk within 30 days after the adoption of the assessment and filing such notice with the district court within ten days after service upon the City Clerk.

LIMITATION ON APPEAL: No appeal may be taken as to the amount of any assessment adopted by the City Council unless a written objection signed by the affected property owner is filed with the City Clerk prior to the assessment hearing or presented to the presiding officer at the hearing. All objections to the assessments not received at the assessment hearing in the manner prescribed by Minnesota Statutes, Section 429.061 are waived, unless the failure to object to the assessment hearing is due to a reasonable cause.

DEFERMENT OF ASSESSMENTS: Under the provisions of Minnesota Statutes, Sections 435.193 to 435.195, the City may, at its discretion, defer the payment of assessments under specific conditions for homestead property for which it would be a hardship to make the payments. Please contact the City Clerk for a copy of the City's deferment procedure pursuant to those Sections.

MAILED NOTICE: The notice of this hearing mailed to property owners contains additional information.

DATED: September 25, 2023
BY ORDER OF THE CITY COUNCIL OF THE CITY OF TRACY
Shane Daniels
Interim City Administrator

(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

(First Date of Pub.: Wed., Oct. 4, 2023)
(Dates of Pub.: Wed., Oct. 4, 2023)

UNITED STATES POSTAL SERVICE® (All Periodicals Publications Except Requester Publications)
Statement of Ownership, Management, and Circulation

1. Publication Title Tracy Area Headlight Herald		2. Publication Number 635-960		3. Filing Date 09/29/2023	
4. Issue Frequency Weekly		5. Number of Issues Published Annually 52		6. Annual Subscription Price \$66.00	
7. Complete Mailing Address of Known Office of Publication (Not printer) (Street, city, county, state, and ZIP+4®) 207 4th St. Tracy, MN 56175				Contact Person Tara Brandl Telephone (Include area code) (507) 629-4300	
8. Complete Mailing Address of Headquarters or General Business Office of Publisher (Not printer) 207 4th St. Tracy, MN 56175					
9. Full Names and Complete Mailing Addresses of Publisher, Editor, and Managing Editor (Do not leave blank)					
Publisher (Name and complete mailing address) Tara Brandl 324 Hollett St. Tracy, MN 56175					
Editor (Name and complete mailing address) Per Peterson 2247 140th Ave. Garvin, MN 56132					
Managing Editor (Name and complete mailing address) Per Peterson 2247 140th Ave. Garvin, MN 56132					
10. Owner (Do not leave blank. If the publication is owned by a corporation, give the name and address of the corporation immediately followed by the names and addresses of all stockholders owning or holding 1 percent or more of the total amount of stock. If not owned by a corporation, give the names and addresses of the individual owners. If owned by a partnership or other unincorporated firm, give its name and address as well as those of each individual owner. If the publication is published by a nonprofit organization, give its name and address.)					
Full Name		Complete Mailing Address			
Tara Brandl		324 Hollett St. Tracy, MN 56175			
Per Peterson		140th Ave. Garvin, MN 56132			
11. Known Bondholders, Mortgagees, and Other Security Holders Owning or Holding 1 Percent or More of Total Amount of Bonds, Mortgages, or Other Securities. If none, check box <input checked="" type="checkbox"/> None					
Full Name		Complete Mailing Address			
12. Tax Status (For completion by nonprofit organizations authorized to mail at nonprofit rates) (Check one) The purpose, function, and nonprofit status of this organization and the exempt status for federal income tax purposes: <input checked="" type="checkbox"/> Has Not Changed During Preceding 12 Months <input type="checkbox"/> Has Changed During Preceding 12 Months (Publisher must submit explanation of change with this statement)					
PS Form 3526, July 2014 [Page 1 of 4 (see instructions page 4)] PSN: 7530-01-000-9931 PRIVACY NOTICE: See our privacy policy on www.usps.com.					
13. Publication Title Tracy Area Headlight Herald				14. Issue Date for Circulation Data Below 09/27/2023	
15. Extent and Nature of Circulation				Average No. Copies Each Issue During Preceding 12 Months	
				No. Copies of Single Issue Published Nearest to Filing Date	
a. Total Number of Copies (Net press run)					
		(1) Mailed Outside-County Paid Subscriptions Stated on PS Form 3541 (Include paid distribution above nominal rate, advertiser's proof copies, and exchange copies)	374	371	
		(2) Mailed In-County Paid Subscriptions Stated on PS Form 3541 (Include paid distribution above nominal rate, advertiser's proof copies, and exchange copies)	419	439	
		(3) Paid Distribution Outside the Mails including Sales Through Dealers and Carriers, Street Vendors, Counter Sales, and Other Paid Distribution Outside USPS®	409	424	
		(4) Paid Distribution by Other Classes of Mail Through the USPS (e.g., First-Class Mail®)	1	1	
c. Total Paid Distribution [Sum of 15b (1), (2), (3), and (4)]				1203 1235	
		(1) Free or Nominal Rate Outside-County Copies included on PS Form 3541	13	13	
		(2) Free or Nominal Rate In-County Copies included on PS Form 3541	14	14	
		(3) Free or Nominal Rate Copies Mailed at Other Classes Through the USPS (e.g., First-Class Mail)	0	0	
		(4) Free or Nominal Rate Distribution Outside the Mail (Carriers or other means)	0	0	
e. Total Free or Nominal Rate Distribution (Sum of 15d (1), (2), (3) and (4))				27 27	
f. Total Distribution (Sum of 15c and 15e)				1230 1262	
g. Copies not Distributed (See Instructions to Publishers #4 (page #3))				132 108	
h. Total (Sum of 15f and g)				1362 1370	
i. Percent Paid (15c divided by 15f times 100)				97.8% 97.8%	
* If you are claiming electronic copies, go to line 16 on page 3. If you are not claiming electronic copies, skip to line 17 on page 3.					
16. Electronic Copy Circulation		Average No. Copies Each Issue During Preceding 12 Months		No. Copies of Single Issue Published Nearest to Filing Date	
a. Paid Electronic Copies		120		122	
b. Total Paid Print Copies (Line 15c) + Paid Electronic Copies (Line 16a)		1323		1357	
c. Total Print Distribution (Line 15f) + Paid Electronic Copies (Line 16a)		1350		1384	
d. Percent Paid (Both Print & Electronic Copies) (16b divided by 16c x 100)		98%		98%	
<input checked="" type="checkbox"/> I certify that 50% of all my distributed copies (electronic and print) are paid above a nominal price.					
17. Publication of Statement of Ownership					
<input checked="" type="checkbox"/> If the publication is a general publication, publication of this statement is required. Will be printed in the 10/4/23 issue of this publication. <input type="checkbox"/> Publication not required.					
18. Signature and Title of Editor, Publisher, Business Manager, or Owner <i>Tara Brandl, Publisher</i>					Date 9/29/23
I certify that all information furnished on this form is true and complete. I understand that anyone who furnishes false or misleading information on this form or who omits material or information requested on the form may be subject to criminal sanctions (including fines and imprisonment) and/or civil sanctions (including civil penalties).					

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 4th St., Waterloo, IA 50703