

Public Notice

(First Date of Pub.: Wed., June 5, 2024)
(Dates of Pub.: Wed., June 5, 12, 2024)

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(Dates of Pub.: Wed., June 5, 12, 19, 2024)

NOTICE OF EXPIRATION OF REDEMPTION

State of Minnesota
County of Lyon
Aurora Heard
Lyon County Auditor/Treasurer Office

TO: ALL PERSONS WITH A LEGAL INTEREST IN THE PARCELS OF REAL PROPERTY DESCRIBED IN THE FOLLOWING NOTICE

You are hereby notified that the parcels of real property described below and located in Lyon County, Minnesota, are subject to forfeiture to the state of Minnesota because of the nonpayment of delinquent property taxes, special assessments, penalties, interest, and costs levied on those parcels.

The time for redemption from forfeiture expires if a redemption is not made by the later of (1) 60 days after service of this notice on all persons having an interest in the parcels or (2) May 13, 2024. The redemption must be made in the Auditor/Treasurer's office.

The following information is listed below: the names of the property owners, taxpayers, and interested parties who have filed their addresses under M.S. 276.041; the addresses on file for the parties; parcel identification number; legal description of each parcel; and the amount necessary to redeem a parcel as of the date listed below.

NAME/ADDRESS	PARCEL #	AMOUNT DUE
JACQUELINE MARIE FISHER TRUST & JERROLD MAURICE NUYTEN TRUST 511 MAIN ST E MARSHALL, MN 56258	27-604080-0	\$6,343.36
BELMI ODALIZ LOPEZ %JAMIN PONCE 508 TRUE ST NW NEW BRIGHTON, MN 55112	31-122008-0	\$4,736.53
MANUEL LAGUNAS ROJAS & CENOVIA LAGUNAS PO BOX 715 MARSHALL, MN 56258-0715 Lot Seven (7), Block One (1), Henning's Addition to the City of Tracy, according to the recorded plat thereof		
ROBERTO IRA DELANGEL & MARIA HERRERA 801 MORGAN ST TRACY, MN 56175 Lot 3, Block 36, Second Railway Addition to the City of Tracy, EXCEPT the following described part thereof, to wit: commencing at the most Northerly corner of said Lot 3 for a Point of Beginning, thence Southeasterly along the lot line between said Lot 3 and Lot 2 in said Addition a distance of 82.5 feet, thence at right angles Southerly a distance of 50 feet to the lot line between said Lot 3 and Lot 4 in said Addition, thence Northwesterly a distance of 82.5 feet to the most Westerly corner of said Lot 3, thence Northeasterly 50 feet to the point of beginning. Subject to: easements now existing, if any, in favor of Grantor.	31-104286-0	\$8,089.78
HUGH ALLEN SMITH 400 DONITA AVE MARSHALL, MN 56258 Lot Twenty Four (24) and the east forty (40) feet of Lot Twenty Three (23) of Block One (1) Eatros FIRST Addition to the City of Marshall, Minnesota according to the recorded plat thereof.	27-207023-0	\$13,980.90

FAILURE TO REDEEM THE LANDS PRIOR TO THE EXPIRATION OF REDEMPTION WILL RESULT IN THE LOSS OF THE LAND AND FORFEITURE TO THE STATE OF MINNESOTA.

The amounts listed above must be paid to redeem if paid on or before June 30, 2024. Additional costs will be incurred during the process that must be paid to redeem any parcel. Please contact the Lyon County Auditor/Treasurer's office for the total amount due.

Inquiries about the delinquent tax proceedings described above can be made to the Lyon County Auditor/Treasurer at the contact information listed below.

Witness my hand and official seal this 24th day of May 2024.

Aurora Heard
Lyon County Auditor/Treasurer
607 W Main St
Marshall, MN 56258
507-537-6724
PropertyTax@co.lyon.mn.us

Below are various AG and items and a double oven that the TAPS Board declared surplus at the May 20, 2024 board meeting. The below items are available to purchase by anyone. Sealed bids need to be submitted to Chad Anderson, TAPS Superintendent, 934 Pine Street, Tracy, MN 56175 on or before June 14 at noon. Put bid in a sealed envelope. The bid should contain the name of the item, amount of bid and your name and phone number. Winning bidders will be contacted during the week of June 17. Questions about the AG equipment should be directed to Elizabeth Johnson and questions about the oven should be directed to Michele Hawkinson.

- Lincoln Welders (Ideal Arc 250) Sold together because one needs work and the other works well.
- Drill Press-Powermatic (works)
- Surface Grinder (works)
- Oxy acetylene cart
- TV Cart
- Kitchen Ovens: (Blodgett, 110 outlet, Gas.

(First Date of Pub.: Wed., May 29, 2024)
(Dates of Pub.: Wed., May 29, June 5, 12, 19, 26, July 3, 2024)

NOTICE OF MORTGAGE FORECLOSURE SALE

NOTICE IS HEREBY GIVEN that default has occurred in the conditions of the following described mortgage:
DATE OF MORTGAGE: August 3, 2022

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$124,949.00
MORTGAGOR(S): John M. Otto and Jessica S. Otto, married to each other
MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Rocket Mortgage, LLC, FKA Quicken Loans, LLC, its successors and assigns
DATE AND PLACE OF RECORDING:
Recorded: August 8, 2022 Lyon County Recorder
Document Number: ER14265
ASSIGNMENTS OF MORTGAGE:
And assigned to: Rocket Mortgage, LLC, FKA Quicken Loans, LLC
Dated: March 20, 2024
Recorded: March 21, 2024 Lyon County Recorder
Document Number: ER17348
Transaction Agent: Mortgage Electronic Registration Systems, Inc.
Transaction Agent Mortgage Identification Number: 100039035090270777
Lender/Broker/Mortgage Originator: Rocket Mortgage, LLC, FKA Quicken Loans, LLC
Residential Mortgage Servicer: Rocket Mortgage, LLC
COUNTY IN WHICH PROPERTY IS LOCATED: Lyon
Property Address: 1001 Fairview St, Marshall, MN 56258-3305
Tax Parcel ID Number: 27-536003-0
LEGAL DESCRIPTION OF PROPERTY: Lot Three (3), Block One (1), Melissa Addition, City of Marshall, Minnesota
AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$139,636.01
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:

PLACE OF SALE: County Sheriff's office, in the lobby of the Law Enforcement Center, 611 West Main Street, Marshall, Minnesota
to pay the debt secured by said mortgage and taxes, if any, on said premises and the costs and disbursements, including attorney fees allowed by law, subject to redemption within six (6) months from the date of said sale by the mortgagor(s), their personal representatives or assigns.
If the Mortgage is not reinstated under Minn. Stat. §580.30 or the property is not redeemed under Minn. Stat. §580.23, the Mortgagor must vacate the property on or before 11:59 p.m. on January 16, 2025, or the next business day if January 16, 2025 falls on a Saturday, Sunday or legal holiday.
Mortgagor(s) released from financial obligation: NONE

THIS COMMUNICATION IS FROM A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
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.
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.
DATED: May 21, 2024
MORTGAGEE: Rocket Mortgage, LLC f/k/a Quicken Loans, LLC
Wilford, Geske & Cook, P.A.
Attorneys for Mortgagee
7616 Currell Boulevard, Suite 200
Woodbury, MN 55125
(651) 209-3300
File Number: 054817-F1

DATE AND TIME OF SALE: July 16, 2024 at 10:00 AM

NOTICE OF CANCELLATION OF CONTRACT FOR DEED

YOU ARE NOTIFIED:

1. Default has occurred in the Contract for Deed ("Contract") dated December 13, 2010 and recorded on December 13, 2010, as documented in the Office of the County Recorder of Lyon County, Minnesota, in which Evelinda Saldana as seller, sold to Chan/Roberto A/S Amanda Delaloz Chabie Olgoin as purchaser, the real property in Lyon County Minnesota, described as follows: 337 Emory St., Tracy. Legal Description: 2nd Railway addition to Tracy, N to lot 12 & W to N to lot 11 block 13.
2. The default is as follows: Failure to record, Failure to pay taxes, Failure to maintain property.
4. The conditions contained in Minn. Stat. 559.209 have been compiled with or are not applicable.
5. THIS NOTICE IS TO INFORM YOU THAT BY THIS NOTICE THE SELLER HAS BEGUN PROCEEDINGS UNDER MINNESOTA STATUTES, SECTION 559.21, TO TERMINATE YOUR CONTRACT FOR THE PURCHASE OF YOUR PROPERTY FOR THE REASONS SPECIFIED IN THIS NOTICE. THE CONTRACT WILL TERMINATE 90 DAYS AFTER (SERVICE OF THIS NOTICE UPON YOU) (THE FIRST DATE OF PUBLICATION OF THIS NOTICE) (STRIKE ONE) UNLESS BEFORE THEN:
 - (a.) THE PERSON AUTHORIZED IN THIS NOTICE (Aaron Witte 114 Pleasant View Rd Slayton, MN 56172) TO RECEIVE PAYMENTS RECEIVES FROM YOU:
 1. THE AMOUNT THIS NOTICE SAYS YOU OWE; PLUS
 2. THE COSTS OF SERVICE (TO BE SENT TO YOU); PLUS
 3. \$460.98 TO APPLY ATTORNEYS' FEES ACTUALLY EXPENDED OR INCURRED; PLUS
 4. FOR CONTRACTS EXECUTED ON OR AFTER MAY 1, 1980, ANY ADDITIONAL PAYMENTS BECOMING DUE UNDER THE CONTRACT TO THE SELLER AFTER THIS NOTICE WAS SERVED ON YOU; PLUS
 5. FOR CONTRACTS, OTHER THAN EARNEST MONEY CONTRACTS, PURCHASE AGREEMENTS, AND EXERCISED OPTIONS, EXECUTED ON OR AFTER AUGUST 1, 1985, \$6,530.99 (WHICH IS TWO PERCENT OF THE AMOUNT IN DEFAULT AT THE TIME OF SERVICE OTHER THAN THE FINAL BALLOON PAYMENT, ANY TAXES, ASSESSEMENTS, MORTGAGES, OR PRIOR CONTRACTS THAT ARE ASSUMED BY YOU); OR
 - (b.) YOU SECURE FROM A COUNTY OR DISTRICT COURT AN ORDER THAT THE TERMINATION OF THE CONTRACT BE SUSPENDED UNTIL YOUR CLAIMS OR DEFENSES ARE FINALLY DISPOSED OF BY TRIAL, HEARING OR SETTLEMENT. YOUR ACTION MUST SPECIFICALLY STATE THOSE FACTS AND GROUNDS THAT DEMONSTRATE YOUR CLAIMS OR DEFENSES.

IF YOU DO NOT DO ONE OF THE OTHER OF THE ABOVE THINGS WITHIN THE TIME PERIOD SPECIFIED IN THIS NOTICE, YOUR CONTRACT WILL REMINATE AT THE END OF THE PERIOD AND YOU WILL LOSE ALL THE MONEY YOU HAVE PAID ON THE CONTRACT; YOU WILL LOSE YOUR RIGHT TO POSSESSION OF THE PROPERTY; YOU MAY LOSE YOUR RIGHT TO ASSERT ANY CLAIMS OR DEFENSES THAT YOU MIGHT HAVE; AND YOU WILL BE EVICTED. IF YOU HAVE ANY QUESTIONS ABOUT THIS NOTICE, CONTACT AN ATTORNEY IMMEDIATELY.

MnDOT hosting June 17 open house for Hwy. 59 concrete repair project

The Minnesota Department of Transportation invites the public to attend an in-person construction open house on Monday, June 17, to learn about the upcoming Highway 59 concrete repair project south of Marshall and Garvin. The open house will be held from 4-6 p.m. at Marshall City Hall, Council Chambers, 344 W. Main St. There are no formal presentations and people are invited to stop by at their convenience during open house hours. MnDOT staff and the contractor will be available to answer questions about the construction phase of the project, including the timeline and detours.
To request an ASL or foreign language interpreter or other reasonable accommodation to be present at the open house, call Janet Miller at 800-657-3774 or email janet.rae.miller@state.mn.us. Please request at least one week in advance.
Project summary
The project is scheduled to begin July 8 and run through October. The concrete road surface will be repaired on two sections of Highway 59.
• South of Marshall: Highway 59 from Lyon County Road 6 to Highway 23;
• South of Garvin: Highway 59 from 201st Street to Lyon County Road 14
Sidewalks and pedestrian crossings in Marshall will be upgraded to meet current Americans with Disabilities Act standards.

Professional Directory

STEPHENS Funeral Service
Tracy Area Funeral Home
1155 Morgan St. • Tracy, MN • 507-629-4680
Nathan & Valerie Stephens, owners

BALATON DENTAL CLINIC
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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
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1511 Carlson Street, Marshall, MN
507-532-3353
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