Public Notice

(First Date of Pub.: Wed., Nov. 27, 2024) (Dates of Pub.: Wed., Nov. 27, 2024)

PUBLIC NOTICE

NOTICE OF SALE OF FORFEITED LANDS THROUGH THE USE OF ONLINE AUCTION

Lyon County will sell to the highest bidder, but not for less than the Estimated Market Value, the following parcels of land. These properties forfeited to the State of Minnesota for the non-payment of taxes as provided by MN Statutes, Chapter 282. Said sale shall commence at 8:00 a.m., December 27, 2024 and close on 11:59 pm January 26, 2025. Auction will be online at publicsurplus.com

Any parcels for which no bid is received during the public sale can be rebid for purchase beginning the next business day, January 27, 2025 at 9:00 a.m. and close on 11:59pm on February 11, 2025 online for not less than the Minimum Bid price set forth on Exhibit B.

Parcel #	Legal Description
22-106018-0	Lots Eleven (11) and Twelve (12), Block Three (3), Arneson & Olson's First Addition to the City of Cottonwood, Lyon County, Minnesota
28-106055-0	Lot Nine (9), Block Twenty (20), Third Railroad Addition to the City of Minneota, Lyon County, Minnesota

List of properties for Sale (Exhibit B) and the full terms and conditions (Exhibit A) can be found on the Lyon County website at www.lyonco.org. The list of properties for sale shows the amount of any specials assessments which may be the subject of a reassessment, or which may result in the imposition of a fee or charge pursuant to section 429.71 subdivision 4, 435.23 and 444.076 of Minnesota Statutes.

For additional information, please phone (507) 537-6724, or visit the Lyon County Auditor Treasurer's Office at 607 W. Main Street, Marshall, MN 56258.

Aurora Heard

Lyon County Auditor/Treasurer

(First Date of Pub.: Wed., Nov. 27, 2024) (Dates of Pub.: Wed., Nov. 27, 2024)	MSP to approve the 3-year MOA between Lyon County and the Extension. MSP to accept the quote from Lockwood Motors for
LYON COUNTY BOARD OF COMMISSIONERS Tuesday, November 5, 2024	the 2024 Chrysler Pacifica, and declare the 2007 Ford Fusion surplus property. MSP to accept the bid from Towne & Country
A Summary of the Proceedings of the Lyon County Board	
9:00 a.m. pursuant to notice the Lyon County Com- missioners met with the following members present:	MSP to declare the 2012 Chevy Impala surplus property and place on MnBid.
Commissioners Anderson, Andries, Crowley, Draper, and Graupmann. Also present: Administrator Stom- berg and County Attorney Wikelius.	MSP to enter closed session for LELS Negotiations MSP to exit closed session for LELS Negotiations.
	Meeting adjourned at 11:30 a.m.
MSP to approve the agenda as amended. MSP to approve the consent agenda as presented. MSP to approve the lawful gambling permit for Pheasants Forever.	A copy of these proceedings are available in the County Administrator Office of Lyon County and also available at www.lyonco.org.
((First Date of Pub.: Wed., Nov. 27, 2024) (Dates of Pub.: Wed., Nov. 27, 2024)

COUNTY OF LYON STATE OF MINNESOTA

NOTICE OF PUBLIC HEARING ON PROPOSED PROPERTY TAX ABATEMENT

NOTICE IS HEREBY GIVEN that a public hearing will be held before the Lyon County Board of Commissioners on December 3, 2024, in the Commissioner's Room at the Lyon County Government Center, 607 West Main Street Marshall, MN, at 10:00 a.m. to consider granting property tax abatements for applications filed with the Auditor/Treasurer's office according to the County's tax abatement policies for new construction of single and multi-family homes or commercial/industrial construction. Consideration is for the properties identified below. The proposed abatement of the county portion of property taxes is for a term of four years and the county portion of the increased tax would be reduced as follows: Year 1: 80 percent; Year 2: 60 percent; Year 3: 40 percent; Year 4: 20 percent.

The properties are as follows:

	Parcel	Address	Туре	Start Year	Year 1 Est	Year 2 Est	Year 3 Est	Year 4 Est	Total Est
1	02-014005-0	3381 260 th Street, Marshall	RES	2026	\$1869.70	\$1402.28	\$934.85	\$467.43	\$4674.26

Lyon County Auditor/Treasurer

(First Date of Pub.: Wed., Nov. 13, 2024) (Dates of Pub.: Wed., Nov. 13, 20, 27, Dec. 4, 11, 18, 2024)

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: June 21, 2022 ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$150,253.00 MORTGAGOR(S): Malorie E. Hudson as single person MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as nominee for First Independent Bank DATE AND PLACE OF FILING: Recorded on June 21, 2022 and memorialized upon Certificate of Title No. 5590 as Document Number ERT00825 in the Office of the County Registrar of Titles of Lyon County, Minnesota. ASSIGNMENTS OF MORTGAGE: Assigned to: Onslow Bay Financial LLC by assignment recorded on July 29, 2024 as Document Number ERT01038 in the Office of the County Registrar of Titles of Lyon County, Minnesota. LEGAL DESCRIPTION OF PROPERTY: Lot Eighteen (18), of Block Four (4), of Eatros Place Addition to the City of Marshall, Minnesota, according to the plat thereof on file and of record in the office of the Register of Titles in and for said Lyon County, Minnesota. **REGISTERED PROPERTY**

STREET ADDRESS OF PROPERTY: 604 SOUTHVIEW DR, MARSHALL, MN 56258 COUNTY IN WHICH PROPERTY IS LOCATED: Lyon County, Minnesota. THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: \$156,710,15 TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc. NAME OF MORTGAGE **ORIGINATOR:** First Independent Bank **RESIDENTIAL SERVICER:** LoanCare, LLC TAX PARCEL IDENTIFICATION NUMBER: 27-206071-0 TRANSACTION AGENT'S MORTGAGE IDENTIFICATION NUMBER: 1002976-3000157712-5 THAT no action or proceeding has been instituted at law to recover the debt then remaining secured by such mortgage, or any part thereof, or, if the action or proceeding has been instituted, that the same has been discontinued, or that an execution upon the judgment rendered therein has been returned unsatisfied, in whole or in part. 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: January 02, 2025 at 10:00 AM. PLACE OF SALE: Lyon County

Sheriff's Office, 611 West Main Street, 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), their personal representatives or

(First Date of Pub.: Wed., Nov. 27, 2024) (Dates of Pub.: Wed., Nov. 27, 4, 2024)

Notice of Proposed **Total Budget and Property** Taxes **Public Hearing**

All Tracy City residents are invited to attend the public hearing of the City Council to express their opinions on the budget and on the proposed

(First Date of Pub.: Wed., Nov. 20, 2024) (Dates of Pub.: Wed., Nov. 20, 27, Dec. 4, 11, 18, 25, 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: December 4, 2020 **ORIGINAL PRINCIPAL AMOUNT** OF MORTGAGE: \$101,600.00 MORTGAGOR(S): Braedyn Reilly, a single woman MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Homeowners Financial Group USA, LLC, its successors and assigns DATE AND PLACE OF **RECORDING:** Recorded: December 4, 2020 Lyon County Recorder Document Number: ER10047 ASSIGNMENTS OF MORTGAGE: And assigned to: Seneca Mortgage Servicing LLC Dated: August 12, 2024 Recorded: August 15, 2024 Lyon County Recorder Document Number: ER18183 Transaction Agent: Mortgage Electronic Registration Systems, Inc. Transaction Agent Mortgage Identification Number: 1003775-1300207798-5 Lender/Broker/Mortgage Originator: Homeowners Financial Group USA, LLC Residential Mortgage Servicer: Valon Mortgage, Inc. COUNTY IN WHICH PROPERTY IS LOCATED: Lyon Property Address: 410 Lawrence St, Marshall, MN 56258 Tax Parcel ID Number: 27-302009-0 LEGAL DESCRIPTION OF PROPERTY: Lot Nine (9) in Block One (1) of Gray's Second Addition to the City of Marshall, according to the recorded plat thereof on file and of record AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$100,468.15 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:

assigns is six (6) months from the date of sale.

TIME AND DATE TO VACATE PROPERTY: Unless said mortgage is reinstated or the property redeemed, or unless the time for redemption is reduced by iudicial order. vou must vacate the premises by 11:59 p.m. on July 2, 2025.

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.

MORTGAGOR(S) RELEASED FROM FINANCIAL OBLIGATION **ON MORTGAGE: None**

Dated: November 06, 2024

ONSLOW BAY FINANCIAL LLC Mortgagee

TROTT LAW, P.C.

By: /s/ *N. Kibongni Fondungallah, Esq.* Samuel R. Coleman, Esq. Sung Woo Hong, Esq. Attorneys for Mortgagee 25 Dale Street North St. Paul, MN 55102 (651) 209-9760 (24-1117-FC01)

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.

amount of 2025 property taxes. The hearing will be held on: Monday, December 9, 2024 at 6:30 p.m. Tracy City Hall, Council Chambers 336 Morgan Street Tracy, MN

If the discussion of the budget cannot be completed, a time and place for continuing the discussion will be announced at the hearing.

DATE AND TIME OF SALE: January 09, 2025 at 10:00 AM 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.

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DEPARTMENT OF EDUCATION	Division of So 400 NE Sti Minneapolis	nson Blvd.	Budg	ED-00110-47			
General Information: Minnesota S	Statutes 2023, section 123B.10, requ	ires that every school board	shall publish the subject data	a of this report.			
District Name:	Milroy Public School				District Number:	635	
Fund	FY 2024 Beginning Fund Balances	FY 2024 Actual Revenues and Transfers In	FY 2024 Actual Expenditures and Transfers Out	June 30, 2024 Actual Fund Balances	FY 2025 Budget Revenues and Transfers In	FY 2025 Budget Expenditures and Transfers Out	June 30, 2025 Projected Fund Balances
General Fund/Restricted	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!
General Fund/Other	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!
Food Service Fund	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!
Community Service Fund	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!
Building Construction Fund	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!
Debt Service Fund	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!
Trust Fund	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!
nternal Service Fund	#REF!			#REF!			#REF!
* OPEB Revocable Trust Fund	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!
OPEB Irrevocable Trust Fund	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!
OPEB Debt Service Fund	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!
Total - All Funds	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!
Long-Terr	m Debt		Current Statutory Op	perating Debt per Minnes 123B.81			
Outstanding July 1, 2023	\$ 159,000		Amount of General Fu	nd Deficit, if any, in excess of 06/30/2024	#ERROR!		
Plus: New Issues	\$ -						
Less: Redemeed Issues	\$ 19,000		Cost per student - A				
Outstanding June 30, 2024	\$ 140,000						
Short-Terr	m Debt			Total Operating Expenditures	#REF!		
Certificates of Indebtedness	s -		FY 2024 Total ADM Serv	ed + Tuitioned Out ADM + A	#REF!		
Other Short-Term Indebtedness	\$ -		FY	2024 Operating Cost per AL	#REF!		
The complete budget may be insp	ected upon request to the super	ntendent.					
Comments:							

Other Post-Employment Benefits (OPEB)

First Date of Pub.: Wed., Nov. 27, 2024) Dates of Pub.: Wed., Nov. 27, 2024)

m		Division of School Finance 400 NE Stinson Blvd.			District Revenues and Expenditures						ED-00110-47			
DEPARTMENT OF EDUCATION	Minneapolis, MN 55413				Budg	2025								
General Information: Minnesota	tatutes 2		,	that every so	hool bo									
District Name:		Area Public School				•	,	•		Di	istrict Number:	290	4	
				FY 2024 Actual		FY 2024 Actual		0. 2024 Actual	FY 2025 Budget		FY 2025 Budget		June 30, 2025	
Fund	FY 2024 Beginning		Revenues and		Expenditures and		June 30, 2024 Actual Fund Balances		Revenues and		Expenditures and Transfers Out		Projected Fund Balances	
	FU	Fund Balances		Transfers In		Transfers Out		nd Balances	Transfers In					
General Fund/Restricted	\$	898,382	\$	1,796,034	\$	1,643,619	\$	1,050,797	\$ 1,851,10	7 \$	1,318,132	\$	1,583,77	
General Fund/Other	\$	3,432,220	\$	9,093,223	\$	8,295,960	\$	4,229,483	\$ 8,527,41) \$	8,951,224	\$	3,805,66	
ood Service Fund	\$	466,794		859,136	\$	704,687	\$	621,243	\$ 688,35		,	\$	597,432	
Community Service Fund	\$	96,319		265,702	\$	243,401	\$	118,620	\$ 286,00			\$	163,184	
Building Construction Fund	\$	22,307,369	\$	1,032,345	\$	11,502,719	\$	11,836,995	\$ 250,00) \$	8,211,363	\$	3,875,632	
Debt Service Fund	\$	58,100	\$	2,107,815	\$	1,991,882	\$	174,033	\$ 2,057,79	7 \$	1,958,869	\$	272,963	
rust Fund	\$	-	\$	-	\$	-	\$	-	\$	- \$		\$		
nternal Service Fund	\$	-					\$	-				\$		
OPEB Revocable Trust Fund	\$	-	\$		\$	-	\$	-	\$	- \$	-	\$		
OPEB Irrevocable Trust Fund	\$	-	\$	-	\$	-	\$	-	\$	- \$	-	\$		
OPEB Debt Service Fund	\$	-	\$		\$	-	\$	-	\$	- \$	-	\$		
Total - All Funds	\$	27,259,184	\$	15,154,255	\$	24,382,268		18,031,171		3 \$	21,393,189	\$	10,298,65	
Long-Term I	Debt				C	urrent Statutory	•	ing Debt per Mi ion 123B.81	innesota Statutes,					
					Amount of General Fund Deficit, if any, in excess of 2.5% of expenditures					5				
Outstanding July 1, 2023	\$	25,600,000				06/30/2024						0		
Plus: New Issues	\$	-												
ess: Redemeed Issues	\$	595,000			Cost	per student - Av	verage D	aily Membershi	ip (ADM) 06/30/202	4				
Outstanding June 30, 2024	\$	25,005,000												
Short-Term I	Debt					Т	otal Ope	rating Expenditure	es	\$;		10,187,537.0	
Certificates of Indebtedness	rtificates of Indebtedness None			FY 2024 Total ADM Served + Tuitioned Out ADM + Adjusted Extended ADM						678.43				
Other Short-Term Indebtedness		None FY 2024 Operating Cost per ADM						\$ 15,016.34						

Comments: FY25 Revenues and Expenditures are based on preliminary numbers approved in June. These numbers will be revised in the spring of 2025. The District's offical website is www.tracy.k12.mn.us. The District's school

report card can be found on the Department of Education website at education.mn.gov

her Post-Employment Benefits (OPEB

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 July 09, 2025, or the next business day if July 09, 2025 falls on a Saturday, Sunday or legal holidav.

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: November 13, 2024 MORTGAGEE: Seneca Mortgage Servicing LLC

Wilford, Geske & Cook, P.A. Attorneys for Mortgagee 7616 Currell Boulevard, Suite 200 Woodbury, MN 55125 (651) 209-3300 File Number: 055136-F1