

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.

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.

Table with 2 columns: Parcel #, Legal Description. Includes parcels 22-106018-0 and 28-106055-0.

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)

LYON COUNTY BOARD OF COMMISSIONERS Tuesday, November 5, 2024

A Summary of the Proceedings of the Lyon County Board

9:00 a.m. pursuant to notice the Lyon County Commissioners met with the following members present: Commissioners Anderson, Andries, Crowley, Draper, and Graupmann. Also present: Administrator Stomberg and County Attorney Wikelius.

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.

MSP to approve the 3-year MOA between Lyon County and the Extension. MSP to accept the quote from Lockwood Motors for the 2024 Chrysler Pacifica, and declare the 2007 Ford Fusion surplus property. MSP to accept the bid from Towne & Country Excavating for the amount of \$36,136.80 for the building of the new leachate pond access road. MSP to declare the 2012 Chevy Impala surplus property and place on MnBid. MSP to enter closed session for LELS Negotiations. MSP to exit closed session for LELS Negotiations.

Meeting adjourned at 11:30 a.m. A copy of these proceedings are available in the County Administrator Office of Lyon County and also available at www.lyonco.org.

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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.

The properties are as follows:

Table with 10 columns: Parcel, Address, Type, Start Year, Year 1 Est, Year 2 Est, Year 3 Est, Year 4 Est, Total Est. Includes parcel 1 02-014005-0.

Aurora Heard Lyon County Auditor/Treasurer

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District Revenues and Expenditures Budget for Fiscal Year (FY) 2024 and FY 2025. Includes financial data for Milroy Public School.

\* Other Post-Employment Benefits (OPEB)

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District Revenues and Expenditures Budget for Fiscal Year (FY) 2024 and FY 2025. Includes financial data for Tracy Area Public School.

\* Other Post-Employment Benefits (OPEB)

(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.

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:

(First Date of Pub.: Wed., Nov. 20, 2024) (Dates of Pub.: Wed., Nov. 20, 27, Dec. 4, 11, 18, 25, 2024)

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. 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 holiday. Mortgage(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

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