

Public Notice

(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:

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.

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

(First Date of Pub.: Wed., Dec. 11, 2024)
(Dates of Pub.: Wed., Dec. 11, 2024)

NOTICE OF PUBLIC HEARING ON AN ORDINANCE TO AMEND SECTION 206.13, SUBD. 1 OF THE BALATON CITY CODE

NOTICE IS HEREBY GIVEN that a public hearing will be held before the City Council on the 13th day of January 2025, in the City Hall located at 134 3rd Street, Balaton, Minnesota 56115, at 7:00 p.m. to consider the passage of an ordinance to amend Section 206.13, subd. 1 of the Balaton City Code as follows:

"The City Council of the City of Balaton does ordain:

Subd. 1. This ordinance shall amend and replace Section 206.13, subd. 1 of Chapter II, Part 6 of the Balaton City Code.

Subd. 2. The text of Section 206.13, subd. 1 of the Balaton City Code shall be amended to read as follows:

206.13 VACATION LEAVE WITH PAY.

SUBD. 1. AMOUNT ALLOWED. All employees having earned permanent employment status, with the exception of temporary employees, shall be entitled to an annual period of paid vacation leave at their regular rate of pay to be calculated as provided in this section. Every permanent "Full Time Employee" shall earn vacation on the following schedule provided that the first month of regular full-time employment shall be counted if the employee started work on or before the 15th day of the month.

Period of Continuous Employment	Earned Vacation
After 1 st year	1 week
2 nd year through 4th year	2 weeks
5 years and over	3 weeks

Every regular part-time employee shall earn vacation on the following schedule provided that the first month of regular part-time employment shall be counted only if the employee started work on or before the fifteenth (15th) day of the month and provided the employee has worked a minimum of 750 hours in the preceding year. A regular part time employee works less than 40 hours per week earns vacation as follows:

Period of Continuous Employment	Earned Vacation
After 1 st year	Equal to average hours per week

Vacation Time will be added annually on the first anniversary date of hire of the employee. Subd. 3. This ordinance becomes effective from and after its passage and publication."

Dated this 9th day of December 2024.
/s/ Kim Wall
City Clerk

(First Date of Pub.: Wed., Dec. 11, 2024)
(Dates of Pub.: Wed., Dec. 11, 2024)

LYON COUNTY BOARD OF COMMISSIONERS

Tuesday, November 19, 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.

MSP to approve the consent agenda.

MSP to approve a lawful gambling permit for United Way of Southwest Minnesota.

MSP to approve the lawful gambling permit for Holy Redeemer on February 20, 2025.

MSP to approve the resolution appointing Leslie Anderson, James Haler, John Smith, and Bruce Gunderson to the Red Rock Rural Water System Board for 4-year terms.

MSP to the agreement between TriMinn Systems and MN Counties Computer Cooperative for January 1, 2025 to December 31, 2027.

MSP to appoint Dr. Steven Meister as the County Coroner for January 1, 2025 to December 31, 2028. The 2025 wage is \$3,217.00.

MSP to accept a \$1,000 donation from Ray Sorenson to the Sheriff's

Department to be placed into the DARE account and be used for Officer Wellness. A thank you will be sent.

MSP to adopt Ordinance No. 25: An Ordinance of Lyon County to Regulate Cannabis Businesses, effective January 1, 2025. Roll call vote. Motion carried.

MSP to allow the Environmental Administrator to start pushing waste at the landfill.

MSP to accept the quote from Titan Machinery, with the extended warranty for the total amount of \$348,196.34.

MSP to accept the Landfill Waste Allotment agreement language.

MSP to accept the Landfill Professional Engineering Services agreement.

MSP to accept the Lockwood Motors quote for the 2024 – 3500 Tradesman for the amount of \$53,505 and declare the 2001 Dodge Ram surplus property.

MSP to approve the Yellow Medicine Solid Waste agreement.

MSP to modify condition 6, and allow decommission funds to be due at the time of the building permit. Roll call vote. Motion carried.

MSP to approve the conditional use permit with the modified condition. Roll call vote. Motion carried.

MSP to approve the final payment to Midwest Contracting for the amount of \$6,918.11.

Meeting adjourned at 12:40 p.m.

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., Dec. 11, 2024)

(Dates of Pub.: Wed., Dec. 11, 18, 2024)

STATE OF MINNESOTA COUNTY OF LYON DISTRICT COURT FIFTH JUDICIAL DISTRICT Court File No. 42-PR-24-1308

In Re: Estate of Richard L. Calvin, Decedent.

NOTICE AND ORDER OF HEARING ON PETITION FOR FORMAL ADJUDICATION OF INTESTACY, DETERMINATION OF HEIRSHIP, APPOINTMENT OF PERSONAL REPRESENTATIVE AND NOTICE TO CREDITORS

It is Ordered and Notice is given that on January 15, 2025, at 1:00 PM, a hearing will be held in this Court at 607 West Main Street, Marshall, MN 56258, Minnesota, for the adjudication of intestacy and determination of heirship of the Decedent, and for the appointment of Carol L. Calvin, whose address is 200 Rainbow Drive, Marshall, MN, 56258 as Personal Representative of the Estate of the Decedent in an UNSUPERVISED administration. Any objections to the petition must be filed with the Court prior to or raised at the hearing. If proper and if no objections are filed or raised, the Personal

Representative will be appointed with full power to administer the Estate, including the power to collect all assets, to pay all legal debts, claims, taxes and expenses, to sell real and personal property, and to do all necessary acts for the Estate.

Notice is also given that (subject to Minnesota Statutes section 524.3-801) all creditors having claims against the Estate are required to present the claims to the Personal Representative or to the Court Administrator within four months after the date of this Notice or the claims will be barred.

Dated: December 2, 2024
/s/ Tricia B. Zimmer
Judge of District Court

Kenidee Keller – Deputy Court Administrator

*Type <https://zoomgov.com/join> in your browser's address bar. Then enter the Meeting ID and Meeting Passcode:
Meeting ID: 161 455 9029
Meeting passcode: 568870

Attorney for Petitioner
Glen A. Petersen
Petersen Law Office PLLC
225 North Tyler Street
Tyler, MN, 56178
Attorney License No: 0290506
Telephone: (507) 247-5515
FAX: (507) 247-5940
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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 SOUTHWIND 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 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 judicial order, you 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.