

# Public Notice

(First Date of Pub.: Wed., Jan. 15, 2025)  
(Dates of Pub.: Wed., Jan 15, 22, 2025)

## NOTICE OF EXPIRATION OF REDEMPTION

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

To all persons having an interest in lands described in this notice:

You are notified that the parcels of land described in this notice and located in the county of Lyon, State of Minnesota, are subject to forfeiture to the State of Minnesota because of 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 lands of record at the office of the county recorder or registrar of titles, or (2) by the second Monday in May. The redemption must be made in the Auditor/ Treasurer 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.

Taxpayers & Fee Owners	Legal Description	Tax Parcel #	Redeem Amount Good Until 01/31/25
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 Black One (1) Eatros FIRST Addition to the City of Marshall, Minnesota according to the recorded plat thereof.	27-207023-0	\$10,608.15

**IMPORTANT:** If the parcels forfeit, they will be sold. If the proceeds from the sale exceed the total amount of the delinquent taxes, special assessments, penalties, interest, and costs assigned to those parcels, you may be entitled to the excess proceeds from the sale. If there are excess proceeds, you will be notified and must submit the claim form included with the notification in order to receive the proceeds.

### 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 amount listed above must be paid to redeem. 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 can be made to the Lyon County Auditor/ Treasurer at the contact information listed below.

Witness my hand and official seal this 2nd day of January, 2025.  
/s/ Aurora Heard  
Lyon County Auditor/Treasurer  
607 W Main St  
Marshall, MN 56258  
507-537-6724  
PropertyTax@co.lyon.mn.us

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### CITY OF TRACY COUNTY OF LYON STATE OF MINNESOTA

#### NOTICE OF PUBLIC HEARING ON A PROPOSED SALE OF CITY OWNED LAND

**NOTICE IS HEREBY GIVEN** that a public hearing will be held before the City Council on the 27<sup>th</sup> day of January, 2025, in the City Hall located at 336 Morgan Street, Tracy, Minnesota 56175, at 6:00 p.m. to consider the sale of a part of the following parcel of real property owned by the City of Tracy, Minnesota:

Part of the NW ¼ of Section 23, Township 109N, Range 40 West, 100.11' X 80' X 100.13' X 80; located on South Street, Tracy, MN

Dated this 13th day of January, 2025.

Jeff Carpenter, City Clerk

(First Date of Pub.: Wed., Jan. 15, 2025)  
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### PUBLIC HEARING NOTICE

#### Notice of Public Hearing – City of Tracy, MN – Ordinance #391 to Establish Tracy Local Housing Trust Fund

PUBLIC NOTICE is given to all persons in the City of Tracy, MN that a public hearing will be held on January 27, 2025 at the City Council Chambers, City Hall at 6:00 p.m., to solicit comments regarding an Ordinance to establish a Tracy Local Housing Trust Fund. Copies of the Proposed Ordinance are available during regular working hours at the office of the City Clerk located at City Hall.

All persons interested are invited to attend this hear and be heard

Jeff Carpenter  
City Administrator

(First Date of Pub.: Wed., Jan. 15, 2025)  
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### LYON COUNTY BOARD OF COMMISSIONERS

Tuesday, December 17, 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 with the two additions.

**MSP** to approve the consent agenda as presented.

**MSP** to approve the lawful gambling permit for United Way.

**MSP** to accept the off-sale liquor license for D's Liquor and Tobacco Shop, Valley Discount Liquor.

**MSP** to adopt the forgoing findings in order. Roll call vote. Motion carried.

**MSP** to adjourn the public ditch hearing.

**MSP** to approve the contract with Tracy Area Headlight Harold, as the official newspaper, for years 2025, 2026, and 2027.

**MSP** to have Lyon County dedicate up to 40% of the bid to the Pilot Streambank Restoration project, contingent on the City of Marshall contributing 40%, and

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### 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 24, 2021  
ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$127,600.00  
MORTGAGOR(S): Ladonna Mae Rathje, a single woman  
MORTGAGEE: Discover Bank  
DATE AND PLACE OF RECORDING:  
Recorded: September 7, 2021  
Lyon County Recorder  
Document Number: ER12265  
Transaction Agent: Not Applicable  
Transaction Agent Mortgage Identification Number: Not Applicable  
Lender/Broker/Mortgage Originator: Discover Bank  
Residential Mortgage Servicer: Discover Bank  
COUNTY IN WHICH PROPERTY IS LOCATED: Lyon  
Property Address: 102 W Southview Drive, Marshall, MN 56258  
Tax Parcel ID Number: 27-572014-0  
LEGAL DESCRIPTION OF PROPERTY: Lot 7 in Block 2 of Nielsens 7th Addition to the City of Marshall, Lyon County, Minnesota according to the recorded plat thereof

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$125,035.15

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: March 04, 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 September 04, 2025, or the next business day if September 04, 2025 falls on a Saturday, Sunday or legal holiday.

Mortgagor(s) released from financial obligation: NONE

**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: January 8, 2025  
MORTGAGEE: Discover Bank

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

File Number: 055827-F1

### THIS COMMUNICATION IS

(First Date of Pub.: Wed., Jan. 8, 2025)  
(Dates of Pub.: Wed., Jan. 8, 15, 2025)

### STATE OF MINNESOTA COUNTY OF LYON DISTRICT COURT FIFTH JUDICIAL DISTRICT Court File No. 42-PR-24-1389

In Re: Estate of Linda Louise Horn, Decedent.

#### NOTICE AND ORDER OF HEARING ON PETITION FOR PROBATE OF WILL AND APPOINTMENT OF PERSONAL REPRESENTATIVE AND NOTICE TO CREDITORS

It is Ordered and Notice is given that on February 5, 2025, at 1:00 PM, a hearing will be held via Zoom at 607 West Main Street, Marshall, MN 56258, Minnesota, for the formal probate of a document that is claimed to be the original Will of the Decedent, dated March 12, 2015; and for the appointment of Wendell Horn 42101 Kerns Drive, North Mankato, MN 56003 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 26, 2024  
/s/ Michelle A. Dietrich  
Judge of District Court

\*Type <https://zoomgov.com/join> in your browser's address bar. Then enter the Meeting ID and Meeting Passcode:  
Meeting ID: 161 455 4745  
Meeting passcode: 008756



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Short-Term Disability  
Social Security Disability

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**FIELDS LAW FIRM**

# Professional Directory

**STEPHENS Funeral Service**  
*Tracy Area Funeral Home*

1155 Morgan St. • Tracy, MN • 507-629-4680  
Nathan & Valerie Stephens, owners

**BALATON DENTAL CLINIC**  
Dr. Richard Brown-General Dentistry-Comprehensive Dental Care for All Ages

123 THIRD STREET, BALATON, MINNESOTA  
HOURS: Mon thru Thurs, 8 a.m. to 5 p.m.  
For Appointments Call (507) 734-2251

*Horvath Funeral Service*

444 Craig Ave, Tracy, MN 56175  
629-4510, [www.horvathfuneralservice.com](http://www.horvathfuneralservice.com)  
Quinn M. Horvath, Owner/Funeral Director

**Michael R. Thomas D.D.S. & Associates**  
New Location

Patient Friendly Hours - Evenings & Friday Appointments  
1511 Carlson Street, Marshall, MN  
**507-532-3353**  
[www.smiledesignersmn.com](http://www.smiledesignersmn.com)  
M-Tues 8 a.m.-5 p.m. • Wed 8 a.m.-7 p.m. • Fri 8 a.m. -2 p.m.

## Aging in Place?

*AmeriGlide offers affordable stair lifts to keep you safe on the stairs.*

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## Donate Your Car

**Imagine the Difference You Can Make**

- Every donated vehicle will be properly recycled, reducing waste and harmful emissions.
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**When you donate your car, you'll receive:**

- ✓ a \$200 restaurant voucher
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Help Prevent Blindness  
Get A Vision Screening Annually



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### STATE OF MINNESOTA COUNTY OF LYON DISTRICT COURT FIFTH JUDICIAL DISTRICT Court File No. 42-PR-24-1382

In Re: Estate of James W. Dunphy, Decedent.

#### NOTICE AND ORDER OF HEARING ON PETITION FOR PROBATE OF WILL AND APPOINTMENT OF PERSONAL REPRESENTATIVE AND NOTICE TO CREDITORS

It is Ordered and Notice is given that on February 5, 2025, at 1:00 PM, a hearing will be held via Zoom at 607 West Main Street, Marshall, MN 56258, Minnesota, for the formal probate of a document that is claimed to be the original Will of the Decedent, dated January 25, 2013; and for the appointment of Daniel J. Dunphy 9252 Gonvick Ave. Lonsdale, MN 55046 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 23, 2024  
/s/ Michelle A. Dietrich  
Judge of District Court

\*Type <https://zoomgov.com/join> in your browser's address bar. Then enter the Meeting ID and Meeting Passcode:  
Meeting ID: 161 455 4745  
Meeting passcode: 008756