

Public Notice

(First Date of Pub.: Wed., Feb. 26, 2025)
(Dates of Pub.: Wed., Feb. 26, March 5, 2025)

NOTICE OF ANNUAL ELECTION AND MEETING CUSTER TOWNSHIP

The citizens of the Township of Custer, County of Lyon, State of Minnesota, who are qualified to vote at General Elections, are hereby notified that the Annual Township Election and Meeting for said Township will be held at Towne & Country Excavating Office located at 1191 260th Ave, Garvin MN on Tuesday, March 11th, 2025 for the following purposes:

To elect One (1) Supervisor for a three (3) year term, and to elect One (1) Treasurer for a two (2) year term. Election hours will be 5:00 P.M. to 8:00 P.M. on said day. The Annual Meeting will begin at 8:05 P.M. after the poles close to do any other business proper to be done at said meeting. In the event of inclement weather, the Annual Election and Meeting will be held on Tuesday, March 18th, 2025.
Jennifer Towne, Clerk

(First Date of Pub.: Wed., March 5, 2025)
(Dates of Pub.: Wed., March 5, 12, 19, 26, 2025)

WHEREAS NOTICE IS HEREBY GIVEN that that the undersigned is the individual whose true and proper name is formally declared within the meaning and intent of the duly filed "Statement of Grantor's/Testator's Intent," made a matter of public record on the 9th day of January, 2025, as recorded in the official records of State of Minnesota Lyon County Court Administrator under case number 42-CV-24-1315, and that the undersigned *ab initio* from her date of nativity has been known by no other name(s) than as expressly set forth within the aforementioned "Statement of Grantor's/Testator Intent" to the exclusion of any non-implied or non-expressed implications contained therein (*Expressio unius est exclusio alterius*).

WHEAREAS the undersigned, (hereinafter "Executor"), within the meaning of the aforementioned "Statement of Grantor/Testator Intent", further declares that she is a native of Lyon County Minnesota, a private civilian national originally domiciled in the de jure unincorporated Union state of Minnesota, still at all times foreign to, without, and excluded from, all domestic, Territorial, Military, and District of Columbia jurisdictions.

WHEREAS it is now formally declared, in the nature of a declaration of death in absentia, that the decedent "COURTNEY JO SCHULTZ" (or any derivations thereof) is absentee whose whereabouts are unknown and have been since October 27, 2001. Executor is the duly appointed and authorized representative of the estate of the absentee decedent COURTNEY JO SCHULTZ.

WHEREAS the grantors/testators have clearly expressed their intention within the aforementioned "Statement of Grantor's/Testator's Intent" for the estate created to vest in its entirety to a privately named beneficiary.

WHEREAS Executor, now publicly gives notice to the public at large of her assumption of the office of Executor of the COURTNEY JO SCHULTZ estate, along with all duties, express and implied, consequent to the administration of said estate inclusive of claiming, acknowledging, perfecting and sequestering all requisite property interests derived from and/or associated with said estate. All parties are now put on inquiry that all property in the name of COURTNEY JO SCHULTZ is now subject to administration pursuant to the aforesaid executorship.

WHEREAS this notice serves to declare that all active and/or prior administrations in any way, shape or form upon the estate of COURTNEY JO SCHULTZ are hereby wholly superseded, quashed, and henceforth declared void and nugatory in effect.

WHEREAS all parties claiming a presumption of adverse right of prescriptive easement upon the estate of COURTNEY JO SCHULTZ are hereby retroactively denied and estopped from any grant of prescriptive easement and presumption of servient tenement upon the estate.

WHEREAS all parties with an interest claiming any presumptive grant of easement relative to the estate of COURTNEY JO SCHULTZ are hereby noticed by Executor of the extinguishment by release to the owner of the dominant estate of any prescriptive easements. By right of accession all interests are by operation of law returned to the estate.

NOW THEREFORE all parties bearing a legal or equitable interest, right, title, or claim relative to the estate of COURTNEY JO SCHULTZ shall within 60 days from the date of this publication lodge notice thereof with the Executor or BE IT RESOLVED that all such claimants shall be estopped in perpetuity from asserting said claims.

/s/ Courtney Jo Bruley
Office of Executor of the COURTNEY JO SCHULTZ Estate
RR Box 76, Lynd, Minnesota, Zip Exempt

(First Date of Pub.: Wed., March 5, 2025)
(Dates of Pub.: Wed., March 5, 12, 19, 26, 2025)

WHEREAS NOTICE IS HEREBY GIVEN that that the undersigned is the individual whose true and proper name is formally declared within the meaning and intent of the duly filed "Statement of Grantor's/Testator's Intent," made a matter of public record on the 9th day of January, 2025, as recorded in the official records of State of Minnesota Lyon County Court Administrator under case number 42-CV-24-1315, and that the undersigned *ab initio* from his date of nativity has been known by no other name(s) than as expressly set forth within the aforementioned "Statement of Grantor's/Testator Intent" to the exclusion of any non-implied or non-expressed implications contained therein (*Expressio unius est exclusio alterius*).

WHEAREAS the undersigned, (hereinafter "Executor"), within the meaning of the aforementioned "Statement of Grantor/Testator Intent", further declares that he is a native of Lyon County Minnesota, a private civilian American national originally domiciled in the de jure unincorporated Union state of Minnesota, still at all times foreign to, without, and excluded from, all domestic, Territorial, Military, and District of Columbia jurisdictions.

WHEREAS it is now formally declared, in the nature of a declaration of death in absentia, that the decedent "JOSHUA SCOTT BRULEY" (or any derivations thereof) is absentee whose whereabouts are unknown and have been since December 6, 1991. Executor is the duly appointed and authorized representative of the estate of the absentee decedent JOSHUA SCOTT BRULEY.

WHEREAS the grantors/testators have clearly expressed their intention within the aforementioned "Statement of Grantor's/Testator's Intent" for the estate created to vest in its entirety to a privately named beneficiary.

WHEREAS Executor, now publicly gives notice to the public at large of his assumption of the office of Executor of the JOSHUA SCOTT BRULEY estate, along with all duties, express and implied, consequent to the administration of said estate inclusive of claiming, acknowledging, perfecting and sequestering all requisite property interests derived from and/or associated with said estate. All parties are now put on inquiry that all property in the name of JOSHUA SCOTT BRULEY is now subject to administration pursuant to the aforesaid executorship.

WHEREAS this notice serves to declare that all active and/or prior administrations in any way, shape or form upon the estate of JOSHUA SCOTT BRULEY are hereby wholly superseded, quashed, and henceforth declared void and nugatory in effect.

WHEREAS all parties claiming a presumption of adverse right of prescriptive easement upon the estate of JOSHUA SCOTT BRULEY are hereby retroactively denied and estopped from any grant of prescriptive easement and presumption of servient tenement upon the estate.

WHEREAS all parties with an interest claiming any presumptive grant of easement relative to the estate of JOSHUA SCOTT BRULEY are hereby noticed by Executor of the extinguishment by release to the owner of the dominant estate of any prescriptive easements. By right of accession all interests are by operation of law returned to the estate.

NOW THEREFORE all parties bearing a legal or equitable interest, right, title, or claim relative to the estate of JOSHUA SCOTT BRULEY shall within 60 days from the date of this publication lodge notice thereof with the Executor or BE IT RESOLVED that all such claimants shall be estopped in perpetuity from asserting said claims.

/s/ Joshua Scott Bruley
Office of Executor of the JOSHUA SCOTT BRULEY Estate
Rural Route PO Box 76, Lynd, Minnesota, Zip Exempt

(First Date of Pub.: Wed., March 5, 2025)
(Dates of Pub.: Wed., March 5, 12, 19, 26, April 3, 10, 2025)

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: February 20, 2024
ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$40,000.00

MORTGAGOR(S): Daniel L. Schneckloth, a single man
MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as nominee for Nationstar Mortgage LLC D/B/A Mr. Cooper

DATE AND PLACE OF FILING: Recorded on February 28, 2024 as Document Number ER17233 in the Office of the County Recorder of Lyon County, Minnesota.

ASSIGNMENTS OF MORTGAGE: Assigned to: Wilmington Savings Fund Society, FSB, not in its individual capacity, but solely as trustee on behalf of Towd Point Mortgage Grantor Trust 2024-CES4 by assignment recorded on January 28, 2025 as Document Number ER19063 in the Office of the County Recorder of Lyon County, Minnesota.

LEGAL DESCRIPTION OF PROPERTY: Real property In Lyon County, Minnesota, described as follows:

Part of the Southwest Quarter of the Northeast Quarter (SW1/4NE1/4) of Section Fifteen (15), Township One Hundred

Twelve (12), Range Forty-two (42), described as follows:

Beginning at the intersection of the Northeasterly line of Trunk Highway #68, and the Southeasterly line of OUTLOT "B", running thence in a Southeasterly direction, along the Northeasterly line of said Highway, a distance of 125'; running thence Northeasterly and parallel with said OUTLOT "B", a distance of 150'; running thence northwesterly and parallel with said Northeasterly line of Highway, a distance of 125'; running thence Southwesterly along the Southeasterly line of said OUTLOT "B" to the place of beginning.

AND Part of the Southwest Quarter of the Northeast Quarter (SW1/4NE1/4) of Section Fifteen (15), Township One Hundred Twelve (12), Range Forty-two (42), described as follows:

Beginning at the intersection of the Northeasterly line of Trunk Highway #68, and the Southeasterly line of OUTLOT "B"; running thence in a Southeasterly direction, along the Northeasterly line of said Highway, a distance of 125 feet; running thence Northeasterly and parallel with said OUTLOT "B", a distance of 150 feet; to point of beginning, continuing thence as an extension of said last line in a Northeasterly direction 20 feet; running thence Northwesterly and parallel with said Northeasterly line of Highway a distance of 125 feet; running thence Southwesterly along the Southeasterly line of said OUTLOT "B" 20 feet; running thence in a Southeasterly direction to point of beginning.

STREET ADDRESS OF PROPERTY: 3160 STATE HWY 68, GHENT, MN 56239
COUNTY IN WHICH PROPERTY IS LOCATED: Lyon County, Minnesota.

(First Date of Pub.: Wed., March 5, 2025)
(Dates of Pub.: Wed., March 5, 12, 2025)

STATE OF MINNESOTA COUNTY OF LYON FIFTH JUDICIAL DISTRICT DISTRICT COURT PROBATE DIVISION Court File No. 42-PR-25-210

In Re: Estate of Donald Jerome Ewing Sr., Decedent.

NOTICE AND ORDER OF HEARING ON PETITION FOR SUMMARY ASSIGNMENT OR DISTRIBUTION EXEMPT ESTATE

Notice is given that a petition has been filed requesting that the Estate assets be summarily assigned.

Any objections to the petition must be filed with the Court prior to or raised at the hearing. If proper, and if no objections or claims are filed or raised, the Court may issue a decree distributing or assigning the Estate's assets.

It is Ordered and Notice is now given that the Petition will be heard on April 9, 2025, at 1:00 (p.m.) by this Court at 607 West Main Street, Tyler, MN 56178, Minnesota. Hearing held via "Zoom."

***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**

The petition represents that the decedent leaving exempt home-stead property in Minnesota. The Petition requests the Court determine the heirs entitled to distribution of such property and assign the property to the persons entitled.

Any objections to the petition must be raised at the hearing or filed with the Court prior to the hearing. If the Petition is property and no objections are filed or raised, the petition will be granted.

Notice shall be given by publishing this Notice and Order as provided by law and by: Mailing a copy of this Notice and Order to each interested person by United States Mail at least 14 days before the time set for the hearing.

Dated: February 28, 2025
/s/ Tricia B. Zimmer
Judge of District Court

/s/ Kenidee M Keller
Court Administrator

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
Email: glenpetersen@woodstocktel.net

(First Date of Pub.: Wed., March 5, 2025)
(Dates of Pub.: Wed., March 5, 12, 2025)

STATE OF MINNESOTA COUNTY OF LYON FIFTH JUDICIAL DISTRICT DISTRICT COURT PROBATE DIVISION Court File No. 42-PR-25-185

In Re: Estate of Mary Lou Anderson, 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 April 9, 2025, at 1:00 PM, a hearing will be held "virtually before this Court at 607 West Main Street, Marshall, MN 56258, Minnesota, for the formal probate of an instrument purporting to be the Will of the Decedent dated, March 5, 2010, and ("Will"), and for the appointment of Alan James Manguson, whose

address is 2017 County Road 11, Tracy, MN, 56175; and Lynn Marie Manguson, whose address is 236 Harvey Street, Tracy, MN, 56175 as Personal Representatives 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 Representatives 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.

A charitable beneficiary may request notice of the probate proceedings be given to the Attorney General pursuant to Minnesota Stat-

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: \$42,438.80

TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc.
NAME OF MORTGAGE ORIGINATOR: Mortgage Electronic Registration Systems, Inc., as nominee for Nationstar Mortgage LLC D/B/A Mr. Cooper

RESIDENTIAL SERVICER: Nationstar Mortgage LLC
TAX PARCEL IDENTIFICATION NUMBER: 07-015008-0

TRANSACTION AGENT'S MORTGAGE IDENTIFICATION NUMBER: 100397204364665106

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: May 08, 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

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(First Date of Pub.: Wed., Feb. 26, 2025)
(Dates of Pub.: Wed., Feb. 26, March 5, 2025)

STATE OF MINNESOTA COUNTY OF LYON DISTRICT COURT FIFTH JUDICIAL DISTRICT Court File No. 42-PR-25-184

In Re: Estate of Keith Carl Anderson, Decedent

NOTICE OF AND ORDER FOR HEARING ON PETITION FOR DETERMINATION OF DESCENT

Jill Gilman has filed a Petition for Determination of Descent. It is Ordered that on April 2, 2025 at 1:00 p.m. at the Lyon County Government Center, a hearing will be held "virtually before this Court at Lyon, Minnesota, on the petition.

The petition represents that the decedent died more than three (3) years ago leaving property in Minnesota. The petition requests the Court probate the decedent's Will, if any, and determine the descent of such property and assign the property to the persons entitled.

Any objections to the petition must be raised at the hearing or filed with the Court prior to the hearing. If the petition is proper and no objections are filed or raised, the petition will be granted.

Notice shall be given by publishing this Notice and Order as provided by law and by:

Mailing a copy of this Notice and Order to each interested person by United States mail at least 14 days before the time set for the hearing.

Serving a copy of this Notice and Order personally on _____ at least 14 days before the time set for the hearing.

Dated: February 21, 2025
/s/ Michelle A. Dietrich
Judge of District Court
/s/ Kenidee Keller
Court Administrator

This document was drafted by:
Lynn A. Johnson Law Office, LLC
Lynn A Johnson
MN#0264246
2548 Broadway Avenue, P.O. Box 217
Slayton, MN 56172
Telephone: (507)836-6757
Fax: (507)836-6773
Email: lynnj1.1jlawoffice@gmail.com

*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

the premises by 11:59 p.m. on November 10, 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: February 28, 2025

WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE ON BEHALF OF TOWD POINT MORTGAGE GRANTOR TRUST 2024-CES4
Mortgagee

TROTT LAW, P.C.

By: _____/s/

N. Kibongni Fondungallah, Esq.
Samuel R. Coleman, Esq.
Alexa Marsh, Esq.
Attorneys for Mortgagee
25 Dale Street North
St. Paul, MN 55102
(651) 209-9760
(25-0060-FC01)

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.

utes section 501B.41, subdivision 5.
Dated: February 21, 2025

/s/ Tricia B. Zimmer
Judge of District Court

/s/ Kenidee M Keller
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
Email: glenpetersen@woodstocktel.net

Public Notice

(First Date of Pub.: Wed., Feb. 26, 2025)
(Dates of Pub.: Wed., Feb. 26, March 5, 12, 19, 26, 2025)

**RESOLUTION NO. 2025-26
A RESOLUTION ORDERING
CORRECTIVE ACTION OF
CONDITIONS ON REAL
PROPERTY LOCATED AT 506
SUMMIT AVENUE**

WHEREAS, James E. Kerr, is the owner of record of real property located at 506 Summit Avenue in the City of Tracy, having the following legal description: Lot Two (2) in Block Two (2), Donaldson's Hillside Addition to the City of Tracy, Lyon County, Minnesota, according to the recorded plat thereof. (hereinafter "property")

WHEREAS, there are no lienholders of record on the property;

WHEREAS, in October 2021, the following conditions were present on the property:

The roofing material was deteriorated or missing
The roof was covered with a tarp and not compliant with required roofing materials pursuant to Minnesota Residential Building Code Section R904 and R905
The soffit and fascia lacked paint or other weather-resistant material

WHEREAS, a result of the conditions listed above, the compliance Official of the City of Tracy served James E. Kerr a Compliance Order, dated October 4, 2021, specifying the conditions or defects present on the property that needed to be corrected or

improved;

WHEREAS, a copy of the Compliance Order dated October 4, 2021, is hereby attached and incorporated herein;

WHEREAS, James E. Kerr did not file an appeal to contest the conditions listed in the Compliance Order dated October 4, 2021;

WHEREAS, the conditions listed above have not been corrected and are still present on the property;

WHEREAS, the conditions present on the property constitute a violation of City Code 3.32, subd. 1(A);

**NOW, THEREFORE, BE IT
RESOLVED BY THE CITY
COUNCIL OF THE CITY OF
TRACY, AS FOLLOWS:**

Pursuant to Tracy City Code 3.32, subd. 4(E), the council orders James E. Kerr, the owner of record of the property, to make the following corrections or repairs on the property located at 506 Summit Avenue in the City of Tracy:

Repair the residence's roof in compliance with City Code 3.32, Section 2, subd. 1
Install a roof with materials compliant with Minnesota Residential Building Code Section R904 and R905
Repair the soffit and fascia in compliance with City Code 3.32, Section 2, subd. 1

That the above-listed repairs listed must all be made within thirty (30) days after the order is served upon the property owner.

The repairs must be completed in compliance with all applicable codes and regulations, pursuant to proper permits from the city.

3. That if repairs are not made within the time provided in paragraph 2, the City of Tracy will undertake and make the corrective actions on the property listed above.

That a motion for summary enforcement of the order will be made to the District Court of Lyon County unless corrective action is taken, or unless an answer is filed within the time specified in Minn. Stat. 463.18, which is 20 days.

That if the city must take actions to enforce this order, all enforcement costs will either be specially assessed against the property and collected in accordance with City Code 3.32, subd. 4(E) or a judgment will be obtained against the owner for all costs incurred by the city to enforce this order.

That city officials are authorized to direct this order to be personally served upon James E. Kerr pursuant to Minn. Stat. 463.17.

That the city attorney is authorized to proceed with the enforcement of this order as provided in Tracy City Code 3.32 and Minn. Stat. 463.15 to 463.261.

Dated this 24th day of February 2025.

Jeff Carpenter
City Administrator

(First Date of Pub.: Wed., Feb. 12, 2025)
(Dates of Pub.: Wed., Feb. 12, 19, 26, March 5, 12, 19, 2025)

**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: July 6, 2021
ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$58,200.00
MORTGAGOR(S): Daniel L. Schneekloth, single man
MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as nominee for Plains Commerce Bank
DATE AND PLACE OF FILING: Recorded on July 6, 2021 as Document Number 223311 in the Office of the County Recorder of Lyon County, Minnesota.
ASSIGNMENTS OF MORTGAGE: Assigned to: Nationstar Mortgage LLC by assignment recorded on January 28, 2025 as Document Number ER19062 in the Office of the County Recorder of Lyon County, Minnesota.
LEGAL DESCRIPTION OF PROPERTY: Part of the Southwest Quarter of the Northeast Quarter (SW 1/4 of NE 1/4) of Section Fifteen (15), Township One Hundred Twelve (112), Range Forty-Two (42), described as follows: Beginning at the intersection of the Northeastly line of Trunk Highway #68, and the Southeastly line of OUTLOT "B", running thence in a Southeastly direction, along the Northeastly line of said highway, a distance of 125'; running thence Northeastly and parallel with said OUTLOT "B", a distance of 150'; running thence Northwestly and parallel with said OUTLOT "B", a distance of 125'; running thence Northwestly and parallel with said OUTLOT "B", a distance of 150'; running thence Northwestly and parallel with said OUTLOT "B" to the place of beginning.
AND

Part of the Southwest Quarter of the Northeast Quarter (SW 1/4 of NE 1/4) of Section Fifteen (15), Township One Hundred Twelve (112), Range Forty-Two (42), described as follows: Beginning at the intersection of the Northeastly line of Trunk Highway #68, and the Southeastly line of OUTLOT "B", running thence in a Southeastly direction, along the Northeastly line of said highway, a distance of 125 feet; running thence Northeastly and parallel with said OUTLOT "B", a distance of 150 feet; to the point of beginning, continuing thence as an extension of said last line in a Northeastly direction 20 feet, running thence Northwestly and parallel with said Northeastly line of Highway a distance of 125 feet; running thence Southwestly along the Southeastly line of said OUTLOT "B" 20 feet; running thence in a Southeastly direction to point of beginning, Lyon County, Minnesota.
STREET ADDRESS OF PROPERTY: 3160 STATE HWY 68, GHENT, MN 56239
COUNTY IN WHICH PROPERTY IS LOCATED: Lyon County, Minnesota.
THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: \$50,228.10
TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc.
NAME OF MORTGAGE ORIGINATOR: Plains Commerce Bank
RESIDENTIAL SERVICER: Nationstar Mortgage LLC
TAX PARCEL IDENTIFICATION NUMBER: 07-015008-0
TRANSACTION AGENT'S MORTGAGE IDENTIFICATION NUMBER: 1005210-0808077471-5
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: April 17, 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 October 17, 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: February 10, 2025

NATIONSTAR MORTGAGE LLC
Mortgagee

TROTT LAW, P.C.

By: _____ /s/
N. Kibongni Fondungallah, Esq.
Samuel R. Coleman, Esq.
Alexa Marsh, Esq.
Attorneys for Mortgagee
25 Dale Street North
St. Paul, MN 55102
(651) 209-9760
(25-0054-FC01)

**THIS IS A COMMUNICATION
FROM A DEBT COLLECTOR.**

(First Date of Pub.: Wed., Feb. 26, 2025)
(Dates of Pub.: Wed., Feb. 26, March 5, 12, 2025)

**REQUEST FOR
QUALIFICATIONS
FOR ENGINEERING,
ARCHITECTURAL, AND
PLANNING SERVICES
FOR THE TRACY MUNICIPAL
AIRPORT**

The City of Tracy, Minnesota, is soliciting proposals from qualified firms to provide engineering, architectural, and planning services for the Tracy Municipal Airport in accordance with the FAA Advisory Circular 150/5100-14E. Anticipated work includes studies, reports, and projects involving expansion, repair, and rehabilitation of airport facilities and may include the following types of projects: Airport Financial Planning and Consulting Services
CIP Report Updates
Environmental Assessments/Documentation
Clear Zone Acquisition Plan
Master Plan/ALP Updates
Hangar and Taxilanes – Design and Construction
Airport Zoning
Fuel System Improvements
Acquire Airport Snow Removal and Mowing Equipment

Property Acquisition
Reconstruct Runway 11/29 and Lighting – Design and Construction
Reconstruct Taxiway A – Design and Construction
Replace NAVAIDS – Design and Construction
Pavement Maintenance and Reconstruction – Design and Construction
Snow Removal Equipment Building – Design and Construction
Apron Expansion – Design and Construction

The qualifications submitted should include;

Brief history of the firm and principals;
Detailed listing of projects similar to those listed above w/ references);
A list of other airport clients employed by the applicant firm both currently and within the past five (5) years,
Description of experience working with state and federal airport funding;
Identification of key personnel who will work directly with the City.
Evidence that the firm understands the importance of airport development as it relates to the other needs of the City.

A detailed proposal is not requested at this time. The firm selected will provide airport engineering and planning services for airport projects during the next five (5) years. The above list of possible projects may be modified at any time at the City's discretion. The City of Tracy may select a firm directly based on the responses to this RFQ or may request additional information and/or interview some or all of the respondent firms.

Ten (10) copies of the qualifications should be submitted by **4:00 p.m.**, Friday, March 14, 2025, to:

City of Tracy
336 Morgan Street
Tracy, MN 56175

Questions should be addressed to Shane Daniels, (507) 629-5528 or sdaniels@tracymn.org. The Tracy City Council, in cooperation with Tracy Airport Committee, will review the qualifications. The Tracy City Council will make the final decision. The City reserves the right to reject all firms, as well as determine which, if any, of the projects identified are undertaken.

(First Date of Pub.: Wed., March 5, 2025)

(Dates of Pub.: Wed., March 5, 2025)

Notice of meeting
Park Board Meeting
March 20, 2025
6:30 PM
504 Fairgrounds Road

(First Date of Pub.: Wed., March 5, 2025)

(Dates of Pub.: Wed., March 5, 2025)

**AMIRET TOWNSHIP
NOTICE OF ANNUAL MEETING**

NOTICE IS HEREBY GIVEN that the annual town meeting of the Township of Amiret, County of Lyon, State of Minnesota, will be held on Tuesday, March 11th, 2025 at 7:00 p.m. at the Amiret Townhall in Amiret, MN. In case of inclement weather, the meeting will be postponed until March 18th, 2025 at 7:00 p.m.

Tonya Ormberg, Clerk
Amiret Township

Classifieds

Call (507) 629-4300 to advertise.

Card of Thanks

THANK YOU for the cards, calls and visits while I was in the hospital in Tracy and Sioux Falls. Thank you to the doctors and nurses for their care and guidance. I am feeling much better now and I'm happy to be back home! Special thanks to

Wanted

George Landuyt, I appreciate everyone's support and concern.
Harold Deal
HELP WANTED - SEASONAL OFFICE ADMINISTRATIVE SPECIALIST, Lake Shetek State Park, Currie, 32-40 hrs/

wk, 8am-4pm, but may work occasional evenings and weekends. Position generally works mid-April to end of October. Starting wage is @0.02/hr. To view the posting with position details and apply, go online to www.mndnr.gov and follow the link for careers. Applications must be received by midnight on March 12. Any questions, please call Roseann Schauer, Park Manager at 507-763-3256 10x
Early Childhood Special Education Teacher- Elementary- Tracy Public Schools
Tracy Area Elementary School

is accepting applications for an Early Childhood Special Education Teacher. This position will work with PreK-1st grade students in conjunction with 3 other SPED teachers and 19 Para Professionals. We have a SEAT team that does the testing and scheduling of IEP meetings. We are a 1 to 1 school (K/1 I pads, 2nd-6th grade Chromebooks). Please send a letter of interest, resume, school application form, college transcripts, (3) letters of recommendation, and a copy of your teaching license or the ability to obtain one by start date. Apply to: Michael Munson, Tracy Area Elementary Principal, 700 S. 4th St., Tracy, MN, 56175 or email it to me at munsonm@tracy.k12.mn.us *To print off a copy of the application form, please go to the www.tracy.k12.mn.us and select "District #2904", then select "Employment" and the certified application form is located in the center of the page. Application deadline: Until filled **Equal Opportunity Employer 1x Tracy Eagles Club** is looking for **PART TIME BARTENDERS**. Please stop by the Eagles Club and pick up an application. Competitive hourly wages plus tips. 10x
Lyon County Landfill Operator
Lyon County is hiring a full time Landfill Operator. Position purpose is to operate a variety of equipment used in landfill operations, preventative maintenance, and light office duties. Schedule is M-F with 8

hour shifts that vary between 5:30 a.m.-4:30 p.m. and rotating Saturdays from 6:30 am – 12:30 pm. Minimum Qualifications: High school diploma, or GED, required; with a minimum of six months' experience in equipment operation, maintenance, or related field. Must possess Type II Waste Disposal License and a Class "A" commercial driver's license. Salary range: \$26.02-\$36.43 with full county benefits. Position is open until filled. Online submissions are accepted or printable application packet and full position description can be found at www.lyonco.org/employment. Send signed application to: L y o n C o u n t y ATTN: Human Resources 607 W Main Street Marshall, MN 56258 Fax: 507-537-4073 EOE 10x

507-629-4300. 1tfx
A YEAR-ROUND GIFT IDEA: A one-year subscription to the Tracy Area Headlight Herald is only \$79 in Lyon, Redwood, Murray and Cottonwood counties. Student rates are also available. An online gift subscription is just \$52 a year anywhere in the U.S. and they can read the paper online the same day it hits the newsstands. Call 507-629-4300 to start a gift subscription. 1tfx
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- Business Meetings
- Birthday Parties
- Family Reunions
- Any Special Gathering

Call Dawn Benson at 629-3160 to reserve your date!



Twin Circle Apartments

Housing and Redevelopment Authority of Tracy
760 West Morgan • Tracy, MN
Office 629-3160

CAREERS WITH PURPOSE

Registered Nurses

Sanford Tracy Medical Center is hiring! We're looking for positive, compassionate, hardworking Registered Nurses (RNs) who can provide high-quality care.

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Whether you're a newly graduated registered nurse or have years of experience, apply today!

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sanfordcareers.com

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