

# Public Notice

(First Date of Pub.: Thurs. April 24, 2025)  
(Dates of Pub.: Thurs., April 24, 2025)

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(First Date of Pub.: Thurs., April 17, 2025)  
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SUMMARY OF ORDINANCE NO. 392

AN ORDINANCE GRANTING A FRANCHISE TO SPECTRUM MID-AMERICA, LLC TO OPERATE AND MAINTAIN A CABLE SYSTEM IN THE CITY OF TRACY, MINNESOTA SETTING FORTH CONDITIONS ACCOMPANYING THE GRANT OF THE FRANCHISE; PROVIDING FOR REGULATION AND USE OF THE SYSTEM; AND PRESCRIBING PENALTIES FOR THE VIOLATION OF THE PROVISIONS HEREIN.

On April 14, 2025, the City of Tracy, Minnesota (“City”) adopted an Ordinance granting a Cable Television Franchise to Spectrum Mid-America, LLC. The Ordinance serves two purposes. First, it is intended to provide for and specify the means to attain the best possible cable service for the public by providing requirements for cable with respect to technical standards, customer service obligations, and related matters. Second, it grants a non-exclusive cable franchise to Spectrum Mid-America, LLC to operate, construct and maintain a cable system within the City and contains specific requirements for Spectrum Mid-America, LLC to do so.

The Ordinance includes the following: 1) imposes on Spectrum Mid-America, LLC a franchise fee of five percent (5%) of Spectrum Mid-America, LLC annual gross revenues; 2) establishes a franchise term of ten (10) years; 3) provides a list of schools and public buildings entitled to receive complimentary cable service; 4) requires Spectrum Mid-America, LLC to dedicate channel capacity for public, educational and governmental programming and provides capital support of such channels; 5) mandates customer service standards regarding Spectrum Mid-America, LLC provision of cable services; and 6) requires a security fund to enforce Spectrum Mid-America, LLC compliance with the Ordinance.

It is hereby determined that publication of this title and summary will clearly inform the public of the intent and effect of Ordinance No. 392. A copy of the entire Ordinance shall be available at the Tracy City Hall.

It is hereby directed that only the above title and summary of Ordinance No. 392 be published, conforming to Minn. Stat. §331A.01, with the following:

NOTICE

Persons interested in reviewing a complete copy of the Ordinance may do so at the Tracy City Hall at 336 Morgan Street, Tracy, MN 56175 during the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

	Yes	No
Mayor Pamela Cooreman	X	
Councilmember Arvizu	X	
Councilmember Tiegs	X	
Councilmember Landuyt	X	
Councilmember J. Schons	X	
Councilmember Schmidt	X	

Passed by the Tracy City Council this 14th day of April, 2025.

Pamela Cooreman, Mayor  
ATTEST:  
Jeff Carpenter, City Administrator

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ORDINANCE #393  
AN ORDINANCE SUPPORTING  
CONSTRUCTION OF SAFE  
ROUTES TO SCHOOL  
PROJECT WITHIN THE  
CITY OF TRACY AND  
APPROVING SUBMISSION  
OF THE SAFE ROUTES TO  
SCHOOL INFRASTRUCTURE  
APPLICATION  
AMENDING CITY CODE 4.55  
TO INCLUDE SUBD. 6

THE CITY OF TRACY DOES  
ORDAIN:

CITY CODE 4.55 SUBD 6

The City of Tracy wishes to improve traffic safety, especially for students walking and biking to school;

The Minnesota Department of Transportation (MnDOT) Safe Routes to School Program (SRTS) assists schools and communities by making it safer for children to walk and bike to school;

Up to \$8.5 million in SRTS fundings is available through the SRTS Infrastructure Grant Program, with a minimum of \$50,000 and a cap of \$1,000,000 for each project; and

MnDOT solicits applications to enable schools and communities to implement Safe Route to School non-infrastructure activities;

The City of Tracy has applied for a grant to fund traffic safety improvements in the City of Tracy;

Funds from the SRTS Infrastructure Grant Program can be used to reimburse construction costs, and that construction costs above the SRTS award will need to have alternate funding sources;

Staff from the Tracy Area Public Schools have expressed support for additional pedestrian and bicycle safety improvements at the school that will benefit students and improve traffic safety;

The City of Tracy and the Tracy Area Public Schools have met and discussed the infrastructure improvements needed to improve walking and biking for students and pedestrians in the community (“project”);

The project will decrease hazards to pedestrians and students walking and biking within the community;

The MnDOT has determined that for projects implemented with SRTS funds, operation and maintenance requirements for its useful life should be applied to the project sponsor;

The City of Tracy hereby supports construction of pedestrian and bicycle safety improvements, will cover costs associated with the project beyond available state and federal funding with local funding, and commits to maintaining the infrastructure funded through this grant.

The City of Tracy hereby supports the SRTS Program and supports the application for SRTS grant funds.

The Mayor and City Administrator are hereby authorized to execute any and all agreements and documents to effectuate any requirements required by the SRTS Program.

Passed by the City Council of the City of Tracy, Minnesota this 14th day of April 2025.

Jeff Carpenter  
City Administrator

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., May 27th, 2025 and close on 10:00 pm June 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, June 27, 2025 at 9:00 a.m. and close on 10:00pm on July 10th, 2025 online for not less than the Minimum Bid price set forth on Exhibit D.

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

List of properties for Sale and the full terms and conditions 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.: Thurs., April 17, 2025)  
(Dates of Pub.: Thurs., April 17, 24, May 1, 8, 15, 22, 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: June 21, 2023

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$33,390.00

MORTGAGOR(S): Brayden Rohlfs, a single person

MORTGAGEE: U.S. Bank National Association

LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON THE MORTGAGE: U.S. Bank National Association

SERVICER: Select Portfolio Servicing, Inc.

DATE AND PLACE OF FILING: Filed June 21, 2023, Lyon County Recorder, as Document Number ER15950

ASSIGNMENTS OF MORTGAGE: Assigned to: Select Portfolio Servicing, Inc

LEGAL DESCRIPTION OF PROPERTY:

Lot Three (3), in Block Two (2), Moses’ First Addition to the City of Tracy

PROPERTY ADDRESS: 225 Union Street, Tracy, MN 56175  
PROPERTY IDENTIFICATION NUMBER: 31-112015-0  
COUNTY IN WHICH PROPERTY IS LOCATED: Lyon  
THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: \$38,248.01

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: June 10, 2025, 10:00AM

PLACE OF SALE: Sheriff’s Main Office, 611 West Main Street, Marshall, MN 56258

to pay the debt secured by said mortgage and taxes, if any, on said premises and the costs and disbursements, including attorneys fees allowed by law, subject to redemption within 6 Months from the date of said sale by the mortgagor(s) the personal representatives or assigns.

TIME AND DATE TO VACATE PROPERTY: If the real estate is an owner-occupied, single-family dwelling, unless otherwise provided by law, the date on or before which the mortgagor(s) must vacate the property, if the mortgage is

not reinstated under section 580.30 or the property is not redeemed under section 580.23, is 11:59 p.m. on December 10, 2025, or the next business day if December 10, 2025 falls on a Saturday, Sunday or legal holiday.

“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 5 UNITS, ARE NOT PROPERTY USED FOR AGRICULTURAL PRODUCTION, AND ARE ABANDONED.

Dated: April 11, 2025

Select Portfolio Servicing, Inc  
Assignee of Mortgagee

LOGS Legal Group LLP  
Tracy J. Halliday - 034610X  
LOGS Legal Group LLP

Attorneys for Mortgagee  
1715 Yankee Doodle Road, Suite 210  
Eagan, MN 55121  
(952) 831-4060

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR

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Important Information Regarding Property Assessments

This may affect your 2026 property taxes.

The Board of Appeal and Equalization for the City of Tracy will meet on the

5th day of May 2025, at 6:00 PM, at the Tracy City Hall. The purpose of this meeting is to determine whether property in the jurisdiction has been properly valued and classified by the Assessor.

If you believe the value or classification of your property is incorrect, please contact your Assessor’s office to discuss your concerns. If you disagree with the valuation or classification after discussing it with your Assessor, you may appear before the Local Board of Appeal and Equalization. The board will review your value and/or classification and may make changes as needed. You must appeal to the local board before appealing to the County Board of Appeal and Equalization.

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NOTICE TO CONTRACTORS

Sealed Bids will be received until 2:00 p.m. on Monday, May 19th, 2025 in the Auditor/ Treasurers Office of the Lyon County Government Center, 607 West Main St., Marshall, MN by Aurora Heard, Lyon County Auditor/Treasurer on behalf of the Board of Commissioners for the following projects.

**CONTRACT 2025-2: COUNTYWIDE BITUMINOUS PAVING**  
**S.A.P. 042-608-033, S.A.P. 042-610-044, S.A.P. 042-624-019**

See the Lyon County website, www.lyonco.org, for complete Notice and bid information. Electronic version of the plans and proposal are available to view/download at our public dashboard OneOffice site at https://mn-co-lyon.app.rtvision.com/oneoffice. Look under “Bidding” tab.

Aaron VanMoer, P.E.  
Lyon County Engineer

## Firefighters face higher risks of cancer, emotional trauma & heart disease

MnFIRE training gives firefighters the tools they need to protect their health

MnFIRE provides no-cost physical and emotional health training sessions on:

- Emotional wellness
- Cardiac
- Cancer
- Sleep
- Nutrition & fitness
- Support resources



Supporting Our Hometown Heroes

mnfirehealth.org