

# Public Notice

(First Date of Pub.: Wed., June 12, 2024)  
(Dates of Pub.: Wed., June 12, 19, 2024)

## NOTICE OF PUBLIC HEARING

### To Whom It May Concern:

Notice is given that the City Council will meet in the Council Chambers of the Municipal Building at 6:30 p.m. on Monday, June 24, 2024 to consider a request from James Marks & Susan Sik, 348 Center Street, Tracy, MN to place a new garage. Such persons who desire to be heard with reference to the proposed variance may do so at this hearing.

Jeff Carpenter  
City Administrator

(First Date of Pub.: Wed., May 29, 2024)  
(Dates of Pub.: Wed., May 29, June 5, 12, 19, 26, July 3, 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: August 3, 2022  
ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$124,949.00  
MORTGAGOR(S): John M. Otto and Jessica S. Otto, married to each other  
MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Rocket Mortgage, LLC, FKA Quicken Loans, LLC, its successors and assigns

DATE AND PLACE OF RECORDING: Recorded: August 8, 2022  
Lyon County Recorder  
Document Number: ER14265  
ASSIGNMENTS OF MORTGAGE: And assigned to: Rocket Mortgage, LLC, FKA Quicken Loans, LLC  
Dated: March 20, 2024  
Recorded: March 21, 2024  
Lyon County Recorder  
Document Number: ER17348  
Transaction Agent: Mortgage Electronic Registration Systems, Inc.  
Transaction Agent Mortgage Identification Number: 100039035090270777

Lender/Broker/Mortgage Originator: Rocket Mortgage, LLC, FKA Quicken Loans, LLC  
Residential Mortgage Servicer: Rocket Mortgage, LLC  
COUNTY IN WHICH PROPERTY IS LOCATED: Lyon  
Property Address: 1001 Fairview St, Marshall, MN 56258-3305  
Tax Parcel ID Number: 27-536003-0  
LEGAL DESCRIPTION OF PROPERTY: Lot Three (3), Block One (1), Melissa Addition, City of Marshall, Minnesota

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$139,636.01

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: July 16, 2024 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 January 16, 2025, or the next business day if January 16, 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: May 21, 2024  
MORTGAGEE: Rocket Mortgage, LLC f/k/a Quicken Loans, LLC

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

File Number: 054817-F1

(First Date of Pub.: Wed., June 12, 2024)  
(Dates of Pub.: Wed., June 12, 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: August 21, 2020  
ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$84,000.00  
MORTGAGOR(S): Ardean D. Hanson, a single woman  
MORTGAGEE: U.S. Bank National Association  
DATE AND PLACE OF RECORDING: Recorded: August 24, 2020  
Lyon County Recorder  
Document Number: ER09270  
Transaction Agent: Not Applicable  
Transaction Agent Mortgage Identification Number: Not Applicable  
Lender/Broker/Mortgage Originator: U.S. Bank National Association  
Residential Mortgage Servicer: U.S. Bank National Association  
COUNTY IN WHICH PROPERTY IS LOCATED: Lyon

Property Address: 337 Center St, Tracy, MN 56175  
Tax Parcel ID Number: 31-104084-0  
LEGAL DESCRIPTION OF PROPERTY: Lot Five (5) Block Sixteen (16), Second Railroad Addition, City of Tracy, County of Lyon, Minnesota.  
Also described as:

(First Date of Pub.: Wed., June 12, 2024)  
(Dates of Pub.: Wed., June 12, 2024)

LYON COUNTY BOARD OF COMMISSIONERS  
Tuesday, May 21, 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 presented.

**MSP** to approve the consent agenda as presented.  
**MSP** to use the full housing fund for 2024 and 2025, in the amount of \$224,000, towards the Affordable Housing Project with

Lot Five (5) Block Sixteen (16), Second Railway Addition to the City of Tracy.

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$87,721.71

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: May 30, 2024 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 December 2, 2024, or the next business day if December 2, 2024 falls on a Saturday, Sunday or legal holiday.  
Mortgagor(s) released from

the City of Marshall, along with a letter of support.

**MSP** to approve the One Watershed One Plan Redwood River By-Laws.

**MSP** to approve the Fairgrounds Sewer Lift Station upgrade, and allow the County Administrator to decide the funding source.  
**MSP** to approve the contract with SRDC to work up the master plan for the Camden Regional Bike Trail, up to the amount of \$18,500.

**MSP** to approve the Legacy Grant application for Gavin Park, for the amount of \$780,499.

**MSP** to approve the land rent agreement extension for 1 more year, and allow the Parks Department to put in native prairie grass and pollinators.  
Meeting adjourned at 11:00 a.m.

A copy of these proceedings are available in the County Administrator Office of Lyon County and also available at [www.lyonco.org](http://www.lyonco.org).

financial obligation: NONE

File Number: 054624-F1

**THIS COMMUNICATION IS FROM A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**

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DATED: April 2, 2024  
MORTGAGEE: U.S. Bank National Association

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

## NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE SALE

The above referenced sale scheduled for May 30, 2024 at 10:00 AM has been postponed to July 30, 2024 at 10:00 AM in the Lyon County Sheriff's office, in the lobby of the Law Enforcement Center, 611 West Main Street, Marshall, Minnesota in said County and State.

DATED: May 16, 2024  
MORTGAGEE: U.S. Bank National Association

## NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE SALE

The above referenced sale scheduled for July 30, 2024 at 10:00 AM has been postponed to October 1, 2024 at 10:00 AM in the Lyon County Sheriff's office, in the lobby of the Law Enforcement Center, 611 West Main Street, Marshall, Minnesota in said County and State.

DATED: June 7, 2024  
MORTGAGEE: U.S. Bank National Association

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

File Number: 054624-F1

(First date of Pub.: Wed., June 5, 2024)  
(Dates of Pub.: Wed., June 5, 12, 19, 2024)

## NOTICE OF CANCELLATION OF CONTRACT FOR DEED

YOU ARE NOTIFIED:

- Default has occurred in the Contract for Deed ("Contract") dated December 13, 2010 and recorded on December 13, 2010, as documented in the Office of the County Recorder of Lyon County, Minnesota, in which Evelinda Saldana as seller, sold to Chan/Roberto A/S Amanda Delaloz Chabie Olgoin as purchaser, the real property in Lyon County Minnesota, described as follows: 337 Emory St., Tracy. Legal Description: 2<sup>nd</sup> Railway addition to Tracy, N to lot 12 & W to N to lot 11 block 13.
- The default is as follows: Failure to record, Failure to pay taxes, Failure to maintain property.
- The conditions contained in Minn. Stat. 559.209 have been compiled with or are not applicable.
- THIS NOTICE IS TO INFORM YOU THAT BY THIS NOTICE THE SELLER HAS BEGUN PROCEEDINGS UNDER MINNESOTA STATUTES, SECTION 559.21, TO TERMINATE YOUR CONTRACT FOR THE PURCHASE OF YOUR PROPERTY FOR THE REASONS SPECIFIED IN THIS NOTICE. THE CONTRACT WILL TERMINATE 90 DAYS AFTER (SERVICE OF THIS NOTICE UPON YOU) (THE FIRST DATE OF PUBLICATION OF THIS NOTICE) (STRIKE ONE) UNLESS BEFORE THEN:
  - THE PERSON AUTHORIZED IN THIS NOTICE (Aaron Witte 114 Pleasant View Rd Slayton, MN 56172) TO RECEIVE PAYMENTS RECEIVES FROM YOU:
    - THE AMOUNT THIS NOTICE SAYS YOU OWE; PLUS
    - THE COSTS OF SERVICE (TO BE SENT TO YOU); PLUS
    - \$460.98 TO APPLY ATTORNEYS' FEES ACTUALLY EXPENDED OR INCURRED; PLUS
    - FOR CONTRACTS EXECUTED ON OR AFTER MAY 1, 1980, ANY ADDITIONAL PAYMENTS BECOMING DUE UNDER THE CONTRACT TO THE SELLER AFTER THIS NOTICE WAS SERVED ON YOU; PLUS
    - FOR CONTRACTS, OTHER THAN EARNEST MONEY CONTRACTS, PURCHASE AGREEMENTS, AND EXERCISED OPTIONS, EXECUTED ON OR AFTER AUGUST 1, 1985, \$6,530.99 (WHICH IS TWO PERCENT OF THE AMOUNT IN DEFAULT AT THE TIME OF SERVICE OTHER THAN THE FINAL BALLOON PAYMENT, ANY TAXES, ASSESSEMENTS, MORTGAGES, OR PRIOR CONTRACTS THAT ARE ASSUMED BY YOU); OR
    - YOU SECURE FROM A COUNTY OR DISTRICT COURT AN ORDER THAT THE TERMINATION OF THE CONTRACT BE SUSPENDED UNTIL YOUR CLAIMS OR DEFENSES ARE FINALLY DISPOSED OF BY TRIAL, HEARING OR SETTLEMENT. YOUR ACTION MUST SPECIFICALLY STATE THOSE FACTS AND GROUNDS THAT DEMONSTRATE YOUR CLAIMS OR DEFENSES.

IF YOU DO NOT DO ONE OF THE OTHER OF THE ABOVE THINGS WITHIN THE TIME PERIOD SPECIFIED IN THIS NOTICE, YOUR CONTRACT WILL REMINATE AT THE END OF THE PERIOD AND YOU WILL LOSE ALL THE MONEY YOU HAVE PAID ON THE CONTRACT; YOU WILL LOSE YOUR RIGHT TO POSSESSION OF THE PROPERTY; YOU MAY LOSE YOUR RIGHT TO ASSERT ANY CLAIMS OR DEFENSES THAT YOU MIGHT HAVE; AND YOU WILL BE EVICTED. IF YOU HAVE ANY QUESTIONS ABOUT THIS NOTICE, CONTACT AN ATTORNEY IMMEDIATELY.

*Small Ads*

# BIG RESULTS

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The 2x4 Network is a program of the MNA, phone 800-279-2979

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Call (833) 937-2593 to donate your car, truck, boat, RV, and more today!

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- Free Pickup & Towing.
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**Donate Your Vehicle Today**  
**833-937-2593**

While we appreciate every donation, in some cases, we find that we are unable to accept certain vehicles, watercraft, and/or recreational vehicles due to the prohibitive costs of acquisition. If you have any questions, please give us a call at (833) 937-2593.

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## STATE OF MINNESOTA COUNTY OF LYON DISTRICT COURT FIFTH JUDICIAL DISTRICT Court File No. 42-PR-24-582

In Re: Estate of Steven Meyer, Decedent.

### STATEMENT OF INFORMAL PROBATE OF WILL AND ORDER OF INFORMAL APPOINTMENT OF PERSONAL REPRESENTATIVE AND NOTICE TO CREDITORS

Notice is given that an Application for Informal Probate of Will and Informal Appointment of Personal Representative was filed with the Registrar, along with a Will dated August 6, 2001. The Registrar accepted the application and appointed Kari Meyer, whose address is 3478 Lyon/Murray Road, Tracy, Minnesota 56175, to serve as the personal representative of the decedent's estate.

Any heir, devisee or other interested person may be entitled to appointment as personal representative or may object to the appointment of the personal representative. Any objection to the appointment of the personal representative must be filed with the Court, and any properly filed objection will be heard by the Court after notice is provided to interested persons of the date of hearing on the objection.

Unless objections are filed, and unless the Court orders otherwise, the personal representative has the full power to administer the estate, including, after thirty (30) days from the issuance of letters testamentary,

the power to sell, encumber, lease, or distribute any interest in real estate owned by the decedent.

Notice is further given that, subject to Minn. Stat. § 524.3-801, all creditors having claims against the decedent's estate are required to present the claims to the personal representative or to the Court within four (4) months after the date of this notice or the claims will be barred.

Dated: June 4, 2024

/s/ Michelle Dietrich

Judge

/s/ Kenidee Keller – Deputy

Court Administrator

Michael W Cable (MN# 001400X)

Quarnstrom & Doering, P.A.

109 South Fourth Street

Marshall, Minnesota 56258

ATTORNEY FOR PERSONAL REPRESENTATIVE