

Public Notice

(First Date of Pub.: Wed., June 19, 2024)
(Dates of Pub.: Wed., June 19, 26, 2024)

Office of the Minnesota Secretary of State
Certificate of Assumed Name
Minnesota Statutes, Chapter 333

The filing of an assumed name does not provide a user with exclusive rights to that name. The filing is required for consumer protection in order to enable customers to be able to identify the try owner of a business.

ASSUMED NAME: The Card Farmers MN
PRINCIPAL PLACE OF BUSINESS: 3244 270th Ave Marshall, MN 56258 USA
APPLICANT(S):
Lucas Christoffer 3244 270th Ave Marshall, MN 56258 USA

By typing my name, I, the undersigned, certify that I am signing this document as the person whose signature is required, or as agent of the person(s) whose signature would be required who has authorized me to sign this document on his/her behalf, or in both capacities. I further certify that I have completed all required fields, and that the information in this document is true and correct and in compliance with the applicable chapter of Minnesota Statutes. I understand that by signing this document I am to the penalties of perjury as set forth in section 609.48 as if I had signed this document under oath.

SIGNED BY: Lucas Christoffer
MAILING ADDRESS: None Provided
EMAIL FOR OFFICIAL NOTICES: lucaschrist@yahoo.com

(First Date of Pub.: Wed., June 26, 2024)
(Dates of Pub.: Wed., June 26, 2024)

LYON COUNTY BOARD OF COMMISSIONERS
Tuesday, June 4, 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 addition.
- MSP to approve the consent agenda as presented.
- MSP to approve the lease agreement with DEED and authorize the County Administrator to sign it, up to 4 years, setting rates of the first 2 years at \$15.00 per square foot, and the last 2 years at \$15.50 per square foot.
- MSP to approve the out of state travel for County Attorney Wikelius, to attend the Child Abuse and Abusive Head Trauma symposium in Albany, NY.
- MSP to accept the \$100 donation from Arlene Schoephoerster, and place into the DARE account.
- MSP to approve purchase for a 2024 RAM SSV pickup from Lockwood Motors, for the amount of \$40,668.00 with the addition of tax and title license.
- MSP to commit the amount of \$39,375.00 when needed, to the 18 County Mental Health Consortium.
- MSP to accept the bid and sign the contract with Mark Sand & Gravel, for the amount of \$1,465,252.40.
- MSP to authorize County Engineer VanMoer to sign the annual bituminous materials agreement with Flint Hills Resources for 2024, in the amount of \$443,750.00.
- Meeting adjourned at 10:05 a.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., June 26, 2024)
(Dates of Pub.: Wed., June 26, 2024)

PUBLIC HEARING NOTICE

Notice of Public Hearing – City of Tracy, MN – Ordinance #389 for the Reduction of Clear Water in the Sanitary Sewer System

PUBLIC NOTICE is given to all persons in the City of Tracy, MN that a public hearing will be held on July 8, 2024 at the City Council

Chambers, City Hall at 6:30 p.m., to solicit comments regarding Ordinance #389. The Ordinance is for the reduction of clear water into the sanitary sewer system. 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., 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

(First Date of Pub.: Wed., June 19, 2024)
(Dates of Pub.: Wed., June 19, 26, July 3, 10, 17, 24)

NOTICE OF MORTGAGE FORECLOSURE SALE

NOTICE IS HEREBY GIVEN that default has occurred in the conditions of the following described mortgage:

DATE OF MORTGAGE: April 7, 2017
ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$182,139.00
MORTGAGOR(S): David Riley, a married man
MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for American Mortgage & Equity Consultants, Inc., its successors and assigns
DATE AND PLACE OF RECORDING: Recorded: April 10, 2017 Lyon County Recorder
Document Number: 212486
LOAN MODIFICATION: Dated: April 21, 2021
Recorded: September 3, 2021
Document Number: ER12247
Dated: April 1, 2022
Recorded: June 15, 2022
Document Number: ER13972
ASSIGNMENTS OF MORTGAGE: And assigned to: PennyMac

Loan Services, LLC
Dated: April 19, 2019
Recorded: April 19, 2019 Lyon County Recorder
Document Number: ER06854
Transaction Agent: Mortgage Electronic Registration Systems, Inc.
Transaction Agent Mortgage Identification Number: 1008671-0000070265-2
Lender/Broker/Mortgage Originator: American Mortgage & Equity Consultants, Inc.
Residential Mortgage Servicer: PennyMac Loan Services, LLC
COUNTY IN WHICH PROPERTY IS LOCATED: Lyon

Property Address: 621 Donita Ave, Marshall, MN 56258
Tax Parcel ID Number: 27-208004-0
LEGAL DESCRIPTION OF PROPERTY: Lot Four (4) in Block One (1) of Second Addition to Eatros Place, an addition to the City of Marshall, Minnesota according to the recorded plat thereof
AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$149,684.52
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: August 06, 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 February 06, 2025, or the next business day if February 06, 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.

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PLACE OF SALE: County Sheriff's office, in the lobby of the Law Enforcement Center, 611 West Main Street, Marshall, Minnesota
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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 February 06, 2025, or the next business day if February 06, 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: June 14, 2024
MORTGAGEE: PennyMac Loan Services, LLC

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

File Number: 050811-F2

Professional Directory

STEPHENS Funeral Service
Tracy Area Funeral Home
1155 Morgan St. • Tracy, MN • 507-629-4680
Nathan & Valerie Stephens, owners

BALATON DENTAL CLINIC
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Horvath Funeral Service
444 Craig Ave, Tracy, MN 56175
629-4510, 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
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