Public Notice

(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 PRO-BATE OF WILL AND APPOINTMENT OF PERSONAL REPRESEN-TATIVE 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 Statutes 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. The 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

If it's not in your newspaper, how will you know?



ZONING CHANGES IN YOUR NEIGHBORHOOD? A PROPOSAL TO INCREASE PROPERTY TAXES? HOW DO PUBLIC OFFICIALS SPEND YOUR TAX DOLLARS? These are a few topics that affect your family and your local government officials are required to publish this information in the local newspaper.

Your local newspaper fulfills an essential role in serving your right to know. After all, it shouldn't be your responsibility to know how to look...where to look...when to look...and even what to look for in order to be informed about public information. It is the government's responsibility to notity you of public information, and your loca newspaper is the most accessible place to find it.

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(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/

development as it relates to the other needs of the City

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

fundina: Identification of key personnel who will work directly with the City. Evidence that the firm understands the importance of airport

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

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

all of the respondent firms.

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

LYON COUNTY BOARD OF COMMISSIONERS Tuesday, February 18, 2025

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 license for Soul Acres. MSP to approve the letter of support for the City of Tracy.

MSP to approve the Joint Powers Agreement for the Redwood-Cottonwood Rivers Control Area.

MSP to approve the additional cost of \$2,295 to the original quote. MSP to approve paying the ACE invoice for the amount of \$8,831.82. MSF to deny paying the SWIF invoice for the amount of \$5,500. Motion was withdrawn by Commissioner Anderson. Chair Crowley tabled motion until Administrator Stomberg checks in with SWIF and gets back to the board.

Meeting adjourned at 10:07 a.m.

A copy of these proceedings are available in the County Administrator Office of Lyon County and also available at www.lyonco.



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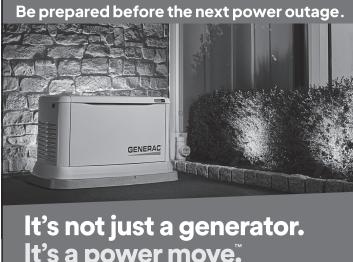
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GENERAC

(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 nonimplied 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 nonimplied 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

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Public Notice

(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 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 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 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 the 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, 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

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

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: ___

N. Kibongni Fondungallah, Esq.

/s/

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., March 12, 2025) (Dates of Pub.: Wed., March 12, 19, 2025)

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 true owner of a business.

ASSUMED NAME: Small Towne Crafting PRINCIPAL PLACE OF BUSINESS: 2658 120th St. Garvin, MN 56132 USA

APPLICANTS(S): Victoria Towne 2658 120th St. Garvin, MN 56132 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 subject to the penalties of perjury as set forth in Section 609.48 as if I had signed this document under oath.

SIGNED BY: Victoria Towne MAILING ADDRESS: 2658 120th St. Garvin, MN 56132 USA EMAIL FOR OFFICIAL NOTICES: vickieminL@hotmail.com

(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. Schneekloth, 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 (112), 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 or 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 (112), 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.

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 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.

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.

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

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 true owner of a business.

ASSUMED NAME: Cutting Edge Lawn Services PRINCIPAL PLACE OF BUSINESS: 324 Hollett St. Tracy, MN 56175 USA APPLICANTS(S): Ben M

Brandl 324 Hollett St. Tracy, MN

56175 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 subject to the penalties of perjury as set forth in Section 609.48 as if I had signed this document under oath.

SIGNED BY: Ben Brandl MAILING ADDRESS: 324 Hollett St. Tracy MN 56175 **EMAIL FOR OFFICIAL** NOTICES: benbrandl18@gmail. com

(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 sofit 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:

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

WHEREAS, the conditions

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

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 sofit 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

Dated this 24th day of February 2025.

Jeff Carpenter City Administrator

(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 SUM-MARY 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 homestead 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