

# Public Notice

(First Date of Pub.: Wed., July 12, 2017)  
 (Dates of Pub.: Wed., July 12, 19, 26, Aug. 2, 9, 16, 2017)

**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:

MORTGAGOR(S): Keith A. Paradis, a single man

MORTGAGEE: Mortgage Electronic Registration Systems, Inc., a Delaware corporation, as nominee for Primary Residential Mortgage, Inc., a Nevada corporation

ASSIGNMENTS OF MORTGAGE: Assigned to: Wells Fargo Bank, N.A. by assignment recorded on January 16, 2015 as Document Number ER03543 in the Office of the County Recorder of Lyon County, Minnesota.

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$66,989.00

DATE OF MORTGAGE: July 31, 2012

DATE AND PLACE OF FILING: Recorded on August 1, 2012 as Document Number 196048 in the Office of the County Recorder of Lyon County, Minnesota.

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: \$63,609.86

LEGAL DESCRIPTION OF PROPERTY: The East Half (E 1/2) of Lots Twenty-three (23) and Twenty-four (24) of Sharratts First Addition to the Village of Lynd, Minnesota, according to the recorded plat thereof, Lyon County, Minnesota

STREET ADDRESS OF PROPERTY: 105 SHARRATT ST, LYND, MN 56157-4015

COUNTY IN WHICH PROPERTY IS LOCATED: Lyon County, Minnesota

TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc.

NAME OF MORTGAGE ORIGINATOR: Primary Residential Mortgage, Inc., a Nevada corporation

RESIDENTIAL SERVICER: Wells Fargo Bank, N.A.

TAX PARCEL IDENTIFICATION NUMBER: 26-104018-0

TRANSACTION AGENT'S MORTGAGE IDENTIFICATION NUMBER: 100146410001631211

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: August 31, 2017 at 10:00 AM

PLACE OF SALE: Lyon County Sheriff's Office, 611 West Main Street, Marshall, Minnesota

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 February 28, 2018.

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: July 6, 2017

WELLS FARGO BANK, N.A.  
 Mortgagee

THE ACADEMY LAW GROUP, P.A.

By: \_\_\_\_\_/s/\_\_\_\_\_  
 Rebecca F. Schiller, Esq.  
 N. Kibongni Fondungallah, Esq.  
 Samuel R. Coleman, Esq.  
**\*Corbin C. Smith, Esq.\***  
 Attorneys for Mortgagee  
 The Academy Professional Building  
 25 Dale Street North  
 St. Paul, MN 55102  
 (651) 209-9760  
 (17-0716-FC01)

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

(First Date of Pub.: Wed., July 12, 2017)  
 (Dates of Pub.: Wed., July 12, 2017)

**LYON COUNTY BOARD OF COMMISSIONERS**  
 Tuesday, June 20, 2017

**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, Sanow, Graupmann, Crowley and Ritter. Also present: Administrator Stomberg and Attorney Maes.

**MSP** to approve the agenda.  
**MSP** to approve the consent agenda.

**MSP** to approve the re-appointments of Jay Mickelson and Mike Carlson to the Red Rock Rural Water System for a term of 4 years, January 1, 2018-December 31, 2021. Six months prior to the next round of the appointments, the Board would request consideration of County representation on the RRRWS Board. Motion passed with Commissioners Crowley, Graupmann, Ritter and Sanow voting in favor. Commissioner Anderson abstained from voting due to a conflict of interest.

**MSP** to approve the resolution accepting the Lyon County All Hazard Mitigation Plan.

**MSP** to approve the contract with Onsolve, to include the Automatic Weather Warning feature for the amount of \$9,200.00.

**MSP** to approve the Conditional Use Permit for Mark Driessen to move in a mobile home per Lyon County Zoning Ordinance Article 15.11 F.1(b) and with the stipulations presented and the home will be removed once the intended use is completed.

**MSP** to approve the Conditional Use Permit for Todd and Curt Boerboom for a feedlot expansion with a capacity for 300 animal units or more with the stipulations presented. Motion passed with Commissioners Crowley, Graupmann, Ritter and Sanow voting in favor. Commissioner Anderson abstained from voting due to a conflict of interest.

**MSP** to move forward with footbridge replacement, install upper campground shower building and bathroom, use Garvin Park Trust to pay for these projects and discuss lower campground bathroom in the beginning of 2018.

**MSP** to approve the resolution regarding the election of jurisdiction of the MN Buffer Law.

**MSP** to approve the SWHHS lease with the changes discussed from July 1, 2017-December 31, 2021, starting rate at \$8.50/ft./yr. with a \$.50 raise each year starting 2019, ending at \$10.00/ft./yr. ending December 31, 2021.

**MSP** to not fund any renovations of the current Plum Creek Library System building.

**MSP** to approve the hire of Sherri Schwisow as a Technical Assistant II in the Sheriff's department with a starting date of on or around July 25 and a starting hourly rate of \$20.48.

**MSP** to approve the hire of Brandon Groenewold as summer help in the HHW facility with a starting rate of \$9.50/hour and a start date of June 20, 2017.

**MSP** to enter into closed session at 11:55 a.m.

**MSP** to come out of closed session.

**MSP** to be noted in employee records that VSO Wing received five directives in the Performance Improvement Plan from the Commissioners and his performance will be monitored for his employment with Lyon County.

Chair Graupmann adjourned the meeting at 12:50 p.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).

(First Date of Pub.: Wed., July 12, 2017)  
 (Dates of Pub.: Wed., July 12, 2017)

**LYON COUNTY BOARD OF COMMISSIONERS**  
 Tuesday, June 20, 2017

**A Summary of the Proceedings of the Lyon County Board**

6:30 p.m. pursuant to notice the Lyon County Commissioners met with the following members present: Commissioners Anderson, Sanow, Graupmann, Crowley and Ritter. Also Present: A/T Accountant Paul Freeburg and Assessor Sherri Kitchenmaster.

**MSP** to lower the value to \$26,000 for the land and \$12,700 for the building for Scott Kuecker, 27-626020-3.

**MSP** to leave value at \$8,400 for Scott Kuecker, 27-262020-2.

**MSP** to approve the proposed classification from 3a (Commercial) to 2a (Agricultural) for 29-100020-0 and 29-126016-0 for Albert and Maxine Kerkaert Trust.

**MSP** to approve the proposed changes for the City of Marshall.

**MSP** to approve the proposed changes for Cory Brown, 27-600054-0 and 27-100087-0.

**MSP** to approve the proposed changes for Daniel and Kimberly Fixen, 27-757043-0, 27-599045-0 and Eileen and Richard Binnebosc, 27-757038-0.

**MSP** to approve the change for Dale Oeltjenbruns.

**MSP** to approve the change to Dale Kesteloot.

**MSP** to approve the proposed changes for Bruce and Crystal Pochardt.

**MSP** to approve the proposed changes for Greg & Paula Boerboom. Motion carried with Commissioners Ritter, Crowley, Graupmann, Sanow and A/T Accountant Freeburg voting in favor. Commissioner Anderson abstained from voting due to a conflict of interest.

**MSP** to approve the proposed changes for Balaton Bay Golf Course LLC.

**MSP** to adjourn at 8:22 p.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).

(First Date of Pub.: Wed., July 12, 2017)

(Dates of Pub.: Wed., July 12 & 19, 2017)

**NOTICE OF HEARING FOR AN OUTLET INTO JUDICIAL DITCH 24 YML**

Notice is hereby given that Dan Neuman has filed a petition with Yellow Medicine and Lyon Counties requesting to use Judicial Ditch 24 YML as an outlet to drain the following property:

A portion of the north one-half of the northwest one-quarter (N½ NW¼) of Section 31 in Sandnes Township T-114-N R-40-W of Yellow Medicine County.

You are further notified that a public hearing has been ordered to be held in the board room at the Yellow Medicine County Government Center (180 8<sup>th</sup> Avenue, Granite Falls) on **Tuesday, July 25 at 2:30 p.m.** The purpose of the hearing is to consider an outlet into Judicial Ditch 24 YML.

If you need further information regarding this hearing, please contact the Lyon County Ditch Inspector Todd Hammer at 507.532.8208.

E.J. Moberg  
 Lyon County Auditor/Treasurer

(First Date of Pub.: Wed., July 5, 2017)

(Dates of Pub.: Wed., July 5, 12, 19, 2017)

**NOTICE TO CONTRACTORS**

Sealed Bids will be received until 11:00 a.m. on July 25, 2017 in Conference Room #3 of the Lyon County Government Center in Marshall, MN by E.J. Moberg, Lyon County Auditor/Treasurer on behalf of the Board of Commissioners for the following:

**SAP 042-599-145, SAP 042-599-148, SAP 042-599-149 and SAP 042-599-151**

**Culvert Replacements**  
 See the Lyon County website, [www.lyonco.org](http://www.lyonco.org), for complete Notice and bid information.

Aaron VanMoer, P.E.  
 Lyon County Engineer