

# Public Notice

(First Date of Pub.: Wed., Oct. 4, 2017)  
(Dates of Pub.: Wed., Oct. 4, 11, 2017)

## ADVERTISEMENT FOR BIDS NOTICE FOR VENDORS GARVIN PARK SHOWER / BATHROOM FACILITY BUILDING LYON COUNTY, MN

NOTICE IS HEREBY GIVEN that bids will be received for the furnishing of one complete shower / bathroom building to be delivered and placed at Garvin Park (Lyon County, Minnesota), 1440 US Highway 59, Garvin, MN 56132.

**The deadline for submitting bids is 1:30pm [CST], Monday, October 16, 2017.**

Each bid and all papers bound and attached thereto shall be placed in an envelope and securely sealed therein. The envelope shall be so marked as to indicate the name of bidder and shall be addressed to the following:

GARVIN PARK SHOWER / BATHROOM BUILDING  
c/o Roger Schroeder

Lyon County Environmental Administrator  
504 Fairgrounds Road  
Marshall, MN 56258

Bids may be either mailed, delivered by messenger, or submitted in person. Bids arriving after the designated time listed above will be returned unopened. No electronic submissions.

Proposal forms, specifications, plans and other contract documents may be received electronically via email request to rogerschroeder@co.lyon.mn.us, via download from the Lyon County Website <http://lyonco.org>, and are available for review at the Lyon County Environmental Department, 504 Fairgrounds Road, Marshall MN.

Interpretation and clarification of these materials will be done by Roger Schroeder, Environmental Department Administrator. Please feel welcome to call with any questions.

No bids may be withdrawn for a period of forty-five (45) days from the date of opening of bids. The County reserves the right to reject any or all bids and waive informalities, and further reserves the right to award the contract in the best interest of the County.

DATED: Wednesday, September 20, 2017

(First Date of Pub.: Wed., Oct. 4, 2017)  
(Dates of Pub.: Wed., Oct. 4, 11, 18, 25, Nov. 1, 8, 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:

DATE OF MORTGAGE: September 22, 2003

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$71,379.00

MORTGAGOR(S): Mana Rae Hughes, a single person

MORTGAGEE: Washington Mutual Bank, FA

DATE AND PLACE OF FILING: Recorded on September 23, 2003 as Document Number 149521; as modified of record by document recorded on March 7, 2016 as Document No. ER04270 in the Office of the County Recorder of Lyon County, Minnesota.

ASSIGNMENTS OF MORTGAGE: Assigned to: Wells Fargo Bank, N.A. by assignment recorded on December 22, 2006 as Document Number 169029 in the Office of the County Recorder of Lyon County, Minnesota.

LEGAL DESCRIPTION OF PROPERTY: All that part of Lots 1, 2 and 3, of Block 6, Riverside Addition to the City of Marshall, described as follows: Beginning at a point 75 feet Southwesterly from the East corner of Lot 1, Block 6, said Addition, thence in a Northwesterly direction parallel with Walnut Street a distance of 100 feet; thence in a Northeasterly direction parallel with Fourth Street a distance of 38 feet; thence in a Southeasterly direction parallel with Walnut Street a distance of 100 feet; thence in a Southwesterly direction parallel with Fourth Street a distance of 38 feet, to point of beginning, Lyon County, Minnesota.

STREET ADDRESS OF PROPERTY: 415 4TH STREET NORTH, MARSHALL, MN 56258

COUNTY IN WHICH PROPERTY IS LOCATED: Lyon County, Minnesota.

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: \$66,764.23

TRANSACTION AGENT: None

NAME OF MORTGAGE ORIGINATOR: Washington Mutual Bank, FA

RESIDENTIAL SERVICER: Wells Fargo Bank, N.A.

TAX PARCEL IDENTIFICATION NUMBER: 27-757040-0

TRANSACTION AGENT'S MORTGAGE IDENTIFICATION NUMBER: None

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: November 30, 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 May 30, 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: Mana Rae Hughes

Dated: September 27, 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.\***  
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The Academy Professional Building  
25 Dale Street North  
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(651) 209-9760  
(15-1537-FC02)

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

## UNITED STATES POSTAL SERVICE® (All Periodicals Publications Except Requester Publications)

1. Publication Title	2. Publication Number	3. Filing Date
Tracy Headlight Herald	6 3 5 9 - 6 0	9-29-17
4. Issue Frequency	5. Number of Issues Published Annually	6. Annual Subscription Price
Weekly	52	49.00
7. Complete Mailing Address of Known Office of Publication (Not printer) (Street, city, county, state, and ZIP+4®)		Contact Person
207 4th Street, Tracy, Lyon, MN 56175		Seth Schmidt
		Telephone (Include area code)
		507-629-4300
8. Complete Mailing Address of Headquarters or General Business Office of Publisher (Not printer)		
207 4th Street, Tracy, Lyon, MN 56175		
9. Full Names and Complete Mailing Addresses of Publisher, Editor, and Managing Editor (Do not leave blank)		
Publisher (Name and complete mailing address)		
Seth T. Schmidt, 400 3rd Street, Tracy, MN 56175		
Editor (Name and complete mailing address)		
Seth T. Schmidt, 400 3rd Street, Tracy, MN 56175		
Managing Editor (Name and complete mailing address)		

10. Owner (Do not leave blank. If the publication is owned by a corporation, give the name and address of the corporation immediately followed by the names and addresses of all stockholders owning or holding 1 percent or more of the total amount of stock. If not owned by a corporation, give the names and addresses of the individual owners. If owned by a partnership or other unincorporated firm, give its name and address as well as those of each individual owner. If the publication is published by a nonprofit organization, give its name and address.)

Full Name	Complete Mailing Address
James V. Keul	PO BOX 1063, Tracy, MN 56175
Seth T. Schmidt	400 3rd Street, Tracy, MN 56175

11. Known Bondholders, Mortgagees, and Other Security Holders Owning or Holding 1 Percent or More of Total Amount of Bonds, Mortgages, or Other Securities. If none, check box  None

Full Name	Complete Mailing Address

12. Tax Status (For completion by nonprofit organizations authorized to mail at nonprofit rates) (Check one)  
The purpose, function, and nonprofit status of this organization and the exempt status for federal income tax purposes:  
 Has Not Changed During Preceding 12 Months  
 Has Changed During Preceding 12 Months (Publisher must submit explanation of change with this statement)

PS Form 3526, July 2014 (Page 1 of 4 (see instructions page 4)) PSN: 7530-01-000-9931 PRIVACY NOTICE: See our privacy policy on [www.usps.com](http://www.usps.com).

13. Publication Title	14. Issue Date for Circulation Data Below	
Tracy Headlight Herald	9-27-17	
15. Extent and Nature of Circulation		
Average No. Copies Each Issue During Preceding 12 Months		
No. Copies of Single Issue Published Nearest to Filing Date		
a. Total Number of Copies (Net press run)		
	1435	1436
b. Paid Circulation (By Mail and Outside the Mail)		
(1) Mailed Outside-County Paid Subscriptions Stated on PS Form 3541 (Include paid distribution above nominal rate, advertiser's proof copies, and exchange copies)	543	535
(2) Mailed In-County Paid Subscriptions Stated on PS Form 3541 (Include paid distribution above nominal rate, advertiser's proof copies, and exchange copies)	462	466
(3) Paid Distribution Outside the Mails Including Sales Through Dealers and Carriers, Street Vendors, Counter Sales, and Other Paid Distribution Outside USPS®	404	381
(4) Paid Distribution by Other Classes of Mail Through the USPS (e.g., First-Class Mail®)	---	---
c. Total Paid Distribution (Sum of 15b (1), (2), (3), and (4))		
	1409	1382
d. Free or Nominal Rate Distribution (By Mail and Outside the Mail)		
(1) Free or Nominal Rate Outside-County Copies included on PS Form 3541	24	24
(2) Free or Nominal Rate In-County Copies included on PS Form 3541	6	6
(3) Free or Nominal Rate Copies Mailed at Other Classes Through the USPS (e.g., First-Class Mail)	---	---
(4) Free or Nominal Rate Distribution Outside the Mail (Carriers or other means)	---	---
e. Total Free or Nominal Rate Distribution (Sum of 15d (1), (2), (3) and (4))		
	30	30
f. Total Distribution (Sum of 15c and 15e)		
	1439	1412
g. Copies not Distributed (See Instructions to Publishers #4 (page #3))		
	88	33
h. Total (Sum of 15f and g)		
	1527	1445
i. Percent Paid (15c divided by 15f times 100)		
	92.27	97.88

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## UNITED STATES POSTAL SERVICE® (All Periodicals Publications Except Requester Publications)

16. Electronic Copy Circulation	Average No. Copies Each Issue During Preceding 12 Months	No. Copies of Single Issue Published Nearest to Filing Date
a. Paid Electronic Copies	64	64
b. Total Paid Print Copies (Line 15c) + Paid Electronic Copies (Line 16a)	1473	1446
c. Total Print Distribution (Line 15f) + Paid Electronic Copies (Line 16a)	1503	1476
d. Percent Paid (Both Print & Electronic Copies) (16b divided by 16c × 100)	98.00	97.97

I certify that 50% of all my distributed copies (electronic and print) are paid above a nominal price.

17. Publication of Statement of Ownership  
 If the publication is a general publication, publication of this statement is required. Will be printed  Publication not required.  
In the 10-4-17 issue of this publication.

18. Signature and Title of Editor, Publisher, Business Manager, or Owner Date  
Seth T. Schmidt Sept 27, 2017

I certify that all information furnished on this form is true and complete. I understand that anyone who furnishes false or misleading information on this form or who omits material or information requested on the form may be subject to criminal sanctions (including fines and imprisonment) and/or civil sanctions.