

PUBLIC NOTICE**NOTICE OF MORTGAGE FORECLOSURE SALE**

NOTICE IS HEREBY GIVEN, that default has occurred in the conditions of that certain mortgage dated February 20, 2004, executed by Jerome C. Jr. Gauquie and Leah Gauquie, husband and wife, as Mortgagors, to First Independent Bank, as Mortgagee, filed with the Lincoln County Recorder on March 9, 2004, as Document No. 2004-000403;

That no action or proceeding has been instituted at law to recover the debt secured by said mortgage, or any part thereof; that there has been compliance with all notice provisions and conditions precedent as required by law; and that the mortgagee or assignee has elected to declare the entire sum secured by the note and mortgage to be immediately due and payable as provided in the note and mortgage;

That the original or maximum principal amount secured by the mortgage was Twenty Thousand and No/100 DOLLARS (\$20,000.00);

That there is due and claimed to be due on the mortgage, including interest to date hereof, the sum of Thirty-Two Thousand Eight Hundred Ninety and 09/100 DOLLARS (\$32,890.09);

And that pursuant to the power of sale therein contained, said mortgage will be foreclosed and the tract of land lying and being in the County of Lincoln, State of Minnesota, described as follows, to-wit:

That part of the North one half of Section Twenty-two (22), Township One Hundred Ten (110) North, Range Forty-Five (45), West of the Fifth Principal Meridian, Lincoln County, Minnesota, described as follows:

Commencing at the Northeast Corner of the Northeast Quarter of said Section 22; thence West, assumed bearing, along the North line of the Northeast Quarter of said Section 22 a distance of 2593.67 feet to the point

of beginning; thence South 00 degrees 41 minutes 42 seconds East a distance of 1765.25 feet, said line running parallel to and 26.00 feet East of line noted by iron stakes; thence North 88 degrees 19 minutes 37 seconds West a distance of 26.00 feet, to an iron stake placed with survey CAP RLS 6700; thence continuing North 88 degrees 19 minutes 37 seconds West a distance of 532.99 feet to an iron stake placed with survey CAP RLS 6700; thence North 00 degrees 25 minutes 02 seconds East a distance of 1020.07 feet to an iron stake placed with survey CAP RLS 6700; thence South 89 degrees 10 minutes 17 seconds East a distance of 513.67 feet to an iron stake placed with survey CAP RLS 6700; thence North 00 degrees 41 minutes 42 seconds West a distance of 739.85 feet to said North line of the Northeast Quarter of Section 22; thence East a distance of 46.00 feet along said North line of Northeast Quarter to the point of beginning, said tract contains 13.91 acres and is subject to a blanket easement for Lyon-Lincoln Electric Cooperative, Inc. which is along the approximate line between the Northeast Quarter and the Northwest Quarter, said tract is subject to further easements of record, if any;

will be sold by the sheriff of said county at public auction on the 25th day of August, 2010, at 10:00 o'clock a.m., at the Lincoln County Sheriff's Office, 322 North Wallace, in the City of Ivanhoe in said county and state, to pay the debt then secured by said mortgage on said premises and the costs and disbursements allowed by law, subject to redemption by the mortgagors, their personal representative or assigns within twelve (12) months from date of sale.

The real property's street address is: 2039 County Road 13, Lake Benton, MN 56149.

The real property's identification number is: 03-0148-010.

Mortgage originator, servicer and

lender: First Independent Bank.

TIME AND DATE TO VACATE PROPERTY: If the real estate is an owner-occupied, single-family dwelling, unless otherwise provided by law, the date on or before which the mortgagor must vacate the property if the mortgage is not reinstated under Section 580.30 or the property is not redeemed under Section 580.23 is 11:59 p.m. on August 25, 2011.

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.

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.

Dated this 21st day of June, 2010.
First Independent Bank, Mortgagee
Michael S. Dove #214310
GISLASON & HUNTER LLP
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(Printed 6x, June 30, July 7, 14, 21, 28 and August 4, 2010 in the Lake Benton Valley Journal)

PUBLIC NOTICE

**LAKE BENTON SCHOOL
ISD #404
SPECIAL BOARD
MEETING
JUNE 23, 2010
AT 6:30 P.M.**

Members present: M Smith, R Rudebusch, Virgil Becker, T Schwing, L Prosch, Supt. Woelber.

- Visitors: None
1. Call to order at 6:30 p.m.
 2. Approve agenda. Motion Becker, second Prosch. Passed.
 3. Approve First Security Agency of Lake Benton to cover the districts property/auto insurance for the 2010-2011 school year.
Amount \$11,796.00. Motion Prosch, second Becker. Passed.
 4. Approve Kozlowski Agency for

Workman's Comp Insurance for the 2010-2011 school year. Amount \$6,531.00. Motion Smith, second Rudebusch. Passed.

5. Approve purchasing 50 days of Superintendent Woelber's time from Westbrook Walnut Grove School at \$400 per day including mileage (an occasional tank of gas in school vehicle will be charged for extra trips/conventions). Motion Prosch, second Becker. Passed.

6. Approve preschool playground conversion from pea rock to special wood chips at a cost of \$2400.00. Discussion on grant for \$800.
Motion Rudebusch, second Smith. Passed.

7. Adjourn 6:46 p.m. Motion Prosch, second Smith. Passed.

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