

PUBLIC NOTICE

18-109165 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 11, 2008

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$78,000.00

MORTGAGOR(S): Brad M. Straw, an unmarried man

MORTGAGEE: First Farmers & Merchants National Bank

LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON THE MORTGAGE: First Farmers & Merchants National Bank

SERVICER: Carrington Mortgage Services, LLC

DATE AND PLACE OF FILING: Filed July 15, 2008, Pipestone County Recorder, as Document Number 202343

ASSIGNMENTS OF MORTGAGE: Assigned to: JPMorgan Chase Bank, N.A.; thereafter assigned to Carrington Mortgage Services, LLC; thereafter assigned to J.P. Morgan Mortgage Acquisition Corp.

LEGAL DESCRIPTION OF PROPERTY:

Lot Eighteen, Block Two, Noble's Second Addition to the City of Pipestone

PROPERTY ADDRESS: 909 8th Ave SW, Pipestone, MN 56164

PROPERTY IDENTIFICATION NUMBER: 18-657-0190

COUNTY IN WHICH PROPERTY IS LOCATED: Pipestone

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: \$63,774.11

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 12, 2018, 10:00am

PLACE OF SALE: Sheriff's Main Office, Front Door of the Sheriff's Office Law Enforcement Center, Courthouse Annex, 416 South Hiawatha Avenue, Pipestone, MN 56164

to pay the debt secured by said mortgage and taxes, if any, on said premises and the costs and disbursements, including attorneys fees allowed by law, subject to redemption within 6 months from the date of said sale by the mortgagor(s) the personal representatives or assigns.

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(s) 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 January 12, 2019, or the next business day if January 12, 2019 falls on a Saturday, Sunday or legal holiday.

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 5 UNITS, ARE NOT PROPERTY USED FOR AGRICULTURAL PRODUCTION, AND ARE ABANDONED.

Dated: May 11, 2018

J.P. Morgan Mortgage Acquisition Corp. Assignee of Mortgagee SHAPIRO & ZIELKE, LLP

BY _____
Lawrence P. Zielke - 152559
Melissa L. B. Porter - 0337778

Randolph W. Dawdy - 2160X
Gary J. Evers - 0134764
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THIS IS A COMMUNICATION FROM A DEBT COLLECTOR

(Printed 6x, May 23, and 30,
June 6, 13, 20, and 27, 2018 in the
Tyler Tribute)

PUBLIC NOTICE

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN, that the Lincoln County Board of Commissioners will hold a public hearing on Tuesday, June 19, 2018 at 3:05 p.m. in the Board of Commissioners Room of the Lincoln County Courthouse in Ivanhoe, Minnesota for the purpose of considering the requested exchange of a one (1) acre parcel for public park purposes. The proposed deeds, exchange agreement and accompanying documents are available for review during normal business hours prior to the meeting at the Office of the Lincoln County Auditor at the Lincoln County Courthouse located at 319 North Rebecca Street, Ivanhoe, MN 56142. Dated this 1st day of June, 2018.

/s/ Deb Vierhuf,
Lincoln County Auditor

(Printed 2x June 06 and
13, 2018 in the Tyler Tribute, Lake
Benton Valley Journal, Hendricks
Pioneer and Ivanhoe Times)

PUBLIC NOTICE

SUMMARY OF LINCOLN COUNTY BOARD MINUTES FOR MAY 1, 2018

The meeting was called to order at 9:00 a.m. by Board Chair Mic VanDeVere, followed by the Pledge of Allegiance. Commissioners present were Joe Drietz, Rick Hamer, Corey Sik, Jack Vizecky, and Mic VanDeVere. Also present was Lincoln County Auditor Deb Vierhuf. No conflicts of interest were noted.

MSP to approve consent agenda which included approval of the minutes from May 1, 2018 and the agenda for May 15, 2018 with the addition of the Energy Audit discussion.

MSP to approve posting and advertising for a half-time (20 hour) Environmental Tech.

MSP to set a public hearing for June 19th at 3:05 p.m. to discuss a proposed land exchange at Hole in the Mountain Park.

MSP to approve the following Commissioner Warrants #7459 - #7530 for the following amounts: Revenue - \$58,900.31, Road & Bridge - \$20,945.61, Ditch - \$2,050.00, Solid Waste - \$990.00 and Lake Improvement District - \$50.90.

The following bills were over \$2,000.00 per M.S. 375.12: Samantha Best - \$5,745.00, Christensen Broadcasting - \$6,000.00, Divine Prov. Health Center Inc. - \$2,520.75, Kirkvold Oil Co. - \$2,715.00, Joseph Savage - \$13,000.00, Waste Management of WI-MN - \$18,742.99, Ziegler Power Systems (CAT) - \$5,010.60, and 65 payments less than \$2,000.00 - \$29,202.48.

MSP to adjourn at 9:55 a.m.

MSP to reconvene to discuss the energy audit that was done on all of the Lincoln County Buildings.

MSP to advertise for bids to retrofit all lighting for the courthouse, highway and sheriff's buildings.

MSP to adjourn at 10:00 a.m.

FULL TEXT ON FILE AT THE AUDITOR'S OFFICE, IVANHOE, MN, OR THE WEBSITE AT www.lincolncounty-mn.us

(Printed 1x, June 06,
2018 in the Tyler Tribute, Lake
Benton Valley Journal, Hendricks
Pioneer, and Ivanhoe Times)