

LEGAL NOTICE

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 conditions of the following described mortgage:

DATE OF MORTGAGE: September 27, 2021

MORTGAGOR: Denise Hanson, a single person.

MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for American Financial Resources, Inc., its successors and assigns.

DATE AND PLACE OF RECORDING: Recorded October 4, 2021 Yellow Medicine County Recorder, Document No. 276416.

ASSIGNMENTS OF MORTGAGE: Assigned to: Lakeview Loan Servicing, LLC. Dated February 17, 2026 Recorded February 17, 2026, as Document No. 285911.

TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc.

TRANSACTION AGENT'S MORTGAGE IDENTIFICATION NUMBER ON MORTGAGE: 1003363-0002310392-9

LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON MORTGAGE: American Financial Resources, Inc.

RESIDENTIAL MORTGAGE SERVICER: LoanCare, LLC

MORTGAGED PROPERTY ADDRESS: 501 5th Street West, Canby, MN 56220

TAX PARCEL I.D. #: 314132430

LEGAL DESCRIPTION OF PROPERTY: Property in Yellow Medicine County, Minnesota, described as: That part of Outlot "A" in the City of Canby bounded as follows: Commencing at the point of intersection of the Northwestern line of Poplar Avenue and at the Northeastly line of Fifth Street extended Northwesternly; thence running Northeastly along the Northwestern line of Poplar Avenue a distance of 90 feet; thence running Northwesternly on a line parallel to the Northeastly line of Fifth Street extended Northwesternly a distance of 78 feet; thence running Southwesterly on a line parallel to the Northwestern line of Poplar Avenue a distance of 90 feet to the Northeastly line of Fifth Street extended Northwesternly; thence running Southeastly along the Northeastly line of Fifth Street extended Northwesternly a distance of 78 feet to the point of beginning.

AND

That tract or parcel located in the City of Canby in said County and State described as follows: Beginning at a point on the Northwestern line of Poplar Avenue; which point is 90 feet Northeastly from the intersection of said Northwestern line of Poplar Avenue and the Southwesterly line of Fifth Street; thence running Northwesternly parallel to the Southwesterly line of Fifth Street a distance of 78 feet; thence running Northeastly parallel to the Northwestern line of Poplar Avenue a distance of 2 feet; thence running Southeastly parallel to the Southwesterly line of Fifth Street a distance of 78 feet to the Northwestern line of Poplar Avenue; thence running Southwesterly along the said Northwestern line of Poplar Avenue a distance of 2 feet to the point of beginning. Subject to any easements of record or otherwise whereby the owners of the real estate adjoining the real estate above described on the Northwestern side thereof to establish, maintain and located sewer and water lines over and across said above described real estate, and the right to maintain and keep in repair any sewer and water lines heretofore established over and across the above described real estate.

COUNTY IN WHICH PROPERTY IS LOCATED: Yellow Medicine

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$42,735.00

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE, INCLUDING TAXES, IF ANY, PAID BY MORTGAGEE: \$40,349.39

That prior to the commencement of this mortgage foreclosure proceeding Mortgagee/Assignee of Mortgagee complied with all notice requirements as required by statute; 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: May 12, 2026 at 10:00 AM

PLACE OF SALE: The main office of the Yellow Medicine County Sheriffs Department, 415 9th Ave. Suite 103, Granite Falls, Minnesota 56241 to pay the debt then 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 six (6) months from the date of said sale by the mortgagor(s), their personal representatives or assigns unless reduced to Five (5) weeks under MN Stat. §580.07.

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 November 12, 2026, unless that date falls on a weekend or legal holiday, in which case it is the next weekday, and unless the redemption period is reduced to 5 weeks under MN Stat. Secs. 580.07 or 582.032.

MORTGAGOR(S) RELEASED FROM FINANCIAL OBLIGATION ON MORTGAGE: None

"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."

Dated: March 13, 2026

Lakeview Loan Servicing, LLC

Mortgagee/Assignee of Mortgagee
LIEBO, WEINGARDEN, DOBIE & BARBEE, P.L.L.P.
Attorneys for Mortgagee/Assignee of Mortgagee
4500 Park Glen Road #300
Minneapolis, MN 55416
(952) 925-6888
100 - 26-002181 FC

IN THE EVENT REQUIRED BY FEDERAL LAW: THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.

Document version 1.2 July 20, 2021

Published in the Canby News March 24, 31 & April 7, 14, 21, 28, 2026

Yellow Medicine County Board Meeting Minutes April 7, 2026

Chairman Mitch Kling called this regular meeting of the Yellow Medicine County Board to order at 9:00 a.m. with Commissioners Glen Kack, John Berends and Ron Antony also present. Also present were County Administrator Angie Steinbach, County Attorney Mark Gruenes and HR Manager Ashley Soine. Commissioner Greg Renneke was absent.

Pledge of Allegiance

Approve Agenda 04-07-26-01 Motion by Commissioner Antony and seconded by Commissioner Berends to approve the agenda. Motion carried with all voting in favor.

Consent Agenda 04-07-26-02 Motion by Commissioner Antony and seconded by Commissioner Kack to approve the consent agenda items as follows: March 17, 2026 County Board meeting minutes; Pitney Bowes Postage Machine Contract Renewal; 2026 Professional Services Agreement with Brandon Preuss for CD 54 in the amount of \$2,500; Seasonal Liquor License renewal for Canby Golf Course; Quote for Right of Way platting on CR A3 from Bonnema Runke Stern Inc. up to \$13,100; County Fairgrounds Property Management quarterly update and payment request from EMK Properties, LLC in the amount of \$1,375; resignation of Kenneth Miller, Social Worker; replace Social Worker position; hiring of Bryan Ramirez as a Correctional Officer/Dispatcher, his salary will be grade 9, step 1, his start date is April 13, 2026; request to advertise for seasonal Highway positions; resignation of Trevon Johnson, Correctional Officer/Dispatcher; replace Correctional Officer/Dispatcher. Motion carried with all voting in favor.

Citizen Comments None

Approval of Disbursements/Review Auditor's Warrants 04-07-26-03 Motion by Commissioner Kack and seconded by Commissioner Berends to approve the commissioner warrants for the following amounts: \$41,755.82 Ditch Fund, \$47,898.38 Revenue Fund, \$74,773.10 Road & Bridge Fund, \$33,105.14 Human Services Fund; and acknowledged review of the Auditor's warrants. An itemized listing of all warrants over \$2,000 and an aggregate total for warrants under \$2,000 are published on the County website under the Finance & Administration Department. Motion carried with all voting in favor.

Commissioner Renneke joined the meeting.

Commissioners' Report Commissioner Antony reported on Emergency Communication Board meetings, Counties Providing Technology, 6W Community Corrections, Personnel Committee, PrimeWest Health, Annual Township meeting and Minnesota Valley Regional Railroad Authority. Commissioner Kling reported on 6W Community Corrections, Personnel Committee, Annual Township meeting, Lincoln Pipestone Rural Water, Pioneerland Library System, Historical Society, Planning Commission and Fair Board meeting. Commissioner Renneke reported on Annual Township meeting. Commissioner Kack reported on Prairie Five and Western Mental Health Center. Commissioner Berends reported on PrimeWest Health, Prairie Lakes Youth Program, Area Transportation Partnership and Upper Minnesota Valley Regional Development Commission.

Administrator Steinbach's report included meetings attended, current projects being worked on and future meetings to attend. Administrator Steinbach's report is included in the Board packet.

Regular Agenda

Intergovernmental Cooperative Agreement 04-07-26-04 Motion by Commissioner Antony and seconded by Commissioner Berends to approve the Intergovernmental Cooperative Agreement for Shared Records System (Sheriff's Department) with Renville, Lac Qui Parle and Chippewa Counties. Motion carried with all voting in favor.

Dan Moravetz, Highway Department, gave an update.

Conditional Use Permit Request YM-657-26, Boerboom Ag Resources, LLC, Marshall, MN 04-07-26-05 Jolene Johnson, Planning & Zoning Coordinator, presented a recommendation from the Planning Commission to construct a hog finishing barn to house 3,300 head of hogs (990 animal units). Manure storage will consist of an eight foot (8') deep pit below the barn. The site is in the Rural Preservation Management District, on parcel #08-019-2010; in the northwest one-quarter of the southwest one-quarter (NW¼ SW¼) of Section 19 in Lisbon Township, T-116-N R-41-W. A conditional use permit is required from the Yellow Medicine County Land and Related Resource Management Ordinance, Section VII, Subdivision 10.0, which requires a Conditional Use permit for the construction of a feedlot over 500 animal units.

Motion by Commissioner Antony and seconded by Commissioner Kack to approve Conditional Use Permit YM-657-26 for Boerboom Ag Resources, LLC with the following conditions:

1. Pit and/or feed additives shall be used to control odor.
2. One row of fast-growing trees and one row of shrubbery shall be planted and maintained on the north, south, east and west sides of the barn, leaving room for access road(s).
3. Owner shall notify the Land and Resource Management Office a minimum of 48 hours prior to pumping and spreading of manure.

Motion carried with all voting in favor.

Liz Auch, Countryside Public Health, presented to the board.

The board recessed for break at 10:45 a.m.

The board reconvened for break at 10:55 a.m.

Exempt Gambling Permit 04-07-26-06 Motion by Commissioner Berends and seconded by Commissioner Renneke to approve Resolution #10-2026

which approves off-site gambling for Ride 2 Remember. Motion carried with all voting in favor.

Exempt Gambling Permit 04-07-26-07 Motion by Commissioner Antony and seconded by Commissioner Kack to approve Resolution #11-2026 which approves off-site gambling for Canby Golf Club. Motion carried with all voting in favor.

Elimination of Position 04-07-26-08 Motion by Commissioner Antony and seconded by Commissioner Berends to eliminate the position of Legal Secretary. Motion carried with all voting in favor.

Administrator Steinbach, Finance & Administration Department, gave an update.

Other Business None

Informational None

Review of Upcoming Meetings and Events The Board reviewed upcoming meetings and events.

Adjourn 04-07-26-09 Motion by Commissioner Berends and seconded by Commissioner Renneke to adjourn at 11:52 a.m. Motion carried with all voting in favor.

Witness: Mitch Kling, Chair

Attest: Angie Steinbach, County Administrator

Published in the Canby News April 28, 2026

Notice is hereby given that the Yellow Medicine County Planning Commission will be holding a meeting on Tuesday, May 12, 2026, at 7:30 p.m. (rescheduled from April 21, 2026) in the Land and Resource Management Office located at 1000 10th Avenue in Clarkfield, MN. A public hearing will be held to consider the following Conditional Use request. Any interested party is invited to attend.

YM- 658-26 Luke & Melissa Stevens, Hazel Run, MN; request to construct a hog finishing barn to house 3,300 head of hogs (990 animal units). Manure storage will consist of an eight foot (8') deep pit below the barn. The site is the Rural Preservation Management District, on parcel #02-009-3010; in the northwest one-quarter of the southwest one-quarter (NW¼ SW¼) of Section 9 in Echo Township, T-113-N R-38-W. The Yellow Medicine County Land Use and Related Resource Management Ordinance, Section VII, Subdivision 10.0, requires a Conditional Use permit for the construction of a feedlot over 500 animal units.

YM-659-26 Jordan and Haley Phinney, Echo, MN; request to construct a non-farm dwelling on land that is zoned Rural Preservation Area #1. The site is in the Rural Preservation Management District, on parcel #21-012-4010, in the northeast one-quarter of the southeast one-quarter (NE¼ SE¼) of Section 12 in Wood Lake Township, T-114-N R-39-W. The Yellow Medicine County Land Use and Related Resource Management Ordinance, Section 6.0, Subdivision 2.0, requires a Conditional Use permit for non-farm dwellings located on land in Rural Preservation Areas #1 - #4.

By order of the

YELLOW MEDICINE COUNTY PLANNING COMMISSION

Jolene Johnson

Planning & Zoning Coordinator

Published in the Canby News April 28 & May 5, 2026

ADVERTISEMENT FOR BIDS - 2026 SEAL COAT CITY OF CANBY I CANBY, MN

RECEIPT AND OPENING OF PROPOSALS: Proposals for the work described below will be received online through QuestCDN.com until 10:00 A.M. on Thursday, May 14, 2026 at which time the bids will be opened and publicly read at the office of the City Administrator, City of Canby, 110 Oscar Avenue North, Canby, MN 56220.

DESCRIPTION OF WORK: The work includes the construction of approximately:

42,900 SQ YD BITUMINOUS SEAL COAT / FOG SEAL

6,300 LIN FT ROUTE & SEAL BITUMINOUS CRACKS

13,550 LIN FT RE-SEAL BITUMINOUS PAVEMENT CRACKS

together with numerous related items of work, all in accordance with Plans and Specifications.

COMPLETION OF WORK: All work under the Contract must be complete by 08/30/2026.

PLAN HOLDERS LIST, ADDENDUMS AND BID TABULATION: The plan holders list, addendums and bid tabulations will be available for download on-line at www.questcdn.com or www.bolton-menk.com.

TO OBTAIN BID DOCUMENTS: Complete digital project bidding documents are available at www.questcdn.com or www.bolton-menk.com. You may view the digital plan documents for free by entering Quest project #10175583 on the website's Project Search page. Documents may be downloaded for \$50.00. Please contact QuestCDN.com at 952- 233-1632 or info@questcdn.com for assistance in free membership registration, viewing, downloading, and working with this digital project information.

BID SUBMITTAL: A bid shall be submitted online no later than the date and time prescribed. For this project, the Owner will only be accepting online electronic bids through QuestCDN. To access the electronic bid form, download the project document and click the online bidding button at the top of the advertisement. Prospective bidders must be on the plan holders list through QuestCDN for bids to be accepted.

RESPONSIBLE CONTRACTOR: All prospective contractors must comply with the minimum criteria for a "responsible contractor" as defined in Minn. Stat. § 16C.285, subd. 3. A false statement under oath verifying compliance with any of the minimum criteria will make the contractor ineligible for the project and may result in contract termination.

BID SECURITY: A Proposal Bond in the amount of not less than 5 percent of the total amount bid, drawn in favor of City of Canby shall accompany each bid.

OWNER'S RIGHTS RESERVED: The Owner reserves the right to reject any or all bids and to waive any irregularities and informalities therein and to award the Contract to other than the lowest bidder if, in their discretion, the interest of the Owner would be best served thereby.

DATED: 4/22/2026 /S/ Bonnie Merritt, City Administrator

Published in the Canby News April 28, 2026