

Public notices

PUBLIC NOTICE CITY OF MONTGOMERY

Each year, Montgomery City water is tested to ensure primary water quality standards are met. Testing data is collected by the Minnesota Department of Health to confirm that Montgomery's municipal water supply meets all required water standards. You may obtain the 2023 Consumer Confidence Report for the City of Montgomery by viewing our website at www.cityofmontgomerymn.com where you will find the link to the report on the home page. You may also request a paper copy of the report by contacting Montgomery City Hall at 507-364-8888.

(Published in the Montgomery Messenger, Thursday, May 16, 2024; No. M932-5-16)

PUBLIC NOTICE LE SUEUR COUNTY BOARD OF COMMISSIONERS 88 SOUTH PARK AVE, LE CENTER MN 56057 507-357-2251

NOTICE OF PUBLIC HEARING BOARD OF COUNTY COMMISSIONERS

Notice is hereby given that at **11:00AM on TUESDAY, MAY 28, 2024** the Le Sueur County Board of Commissioners will hold a public hearing in Commissioner Board Room at the Le Sueur County Government Center, located at 88 South Park Avenue, Le Center, Minnesota.

The purpose of the public hearing is to hear testimony from interested parties in regards to amending the **LE SUEUR COUNTY ZONING ORDINANCE** To allow Cannabis related business as a Conditional Use. Amendments to affect Section 4 Definitions, Section 8 Agriculture District, Section 10 General Business District, and Section 11 General Industry District.

Copies of the proposed changes are available for review during normal working hours Monday through Thursday 8:00 AM to 4:30 PM, and Fridays 8:00 AM to 4:00 PM at the Le Sueur County Environmental Services Department and at the Le Sueur County Auditor's office.

The proposed amendment to the Ordinance is also available for review on the Le Sueur County website.

Aaron Stubbs, Le Sueur County Environmental Services Director
Planning & Zoning Administrator

Joseph Martin, Le Sueur County Administrator

(Published in the Montgomery Messenger, Thursday, May 16, 2024; No. M933-5-16)

NOTICE OF MORTGAGE

FORECLOSURE SALE NOTICE IS HEREBY GIVEN that a default has occurred in the conditions of the following described Mortgage:

1. Date of Mortgage: June 30, 2021

2. Mortgagor: Brady T. Anderson, a/k/a Brady Anderson, a single person

3. Mortgagee: Royal Credit Union

4. Recording Information: recorded on July 8, 2021, as Document No. 437508

5. Assignments of Mortgage: None

6. Legal Description of mortgaged premises:

Commencing at a point 60 feet East of the Northeast corner of Lot 9, in Block 1, of Richter's Second Addition to Montgomery, now City of Montgomery, in Le Sueur County, Minnesota, thence South 82 feet, thence East 132 feet, thence North 82 feet, and thence West 132 feet to the point of beginning. Being a portion of the Southeast Quarter of Northwest Quarter of Section 10, Township 111, Range 23, Le Sueur County, Minnesota.

Abstract Property.

7. Tax parcel identification number of property: 22-010-1650

8. Property Address: 311 3rd Street SE, Montgomery, MN 56069

9. The person holding the Mortgage is not a transaction agent, as defined by Minn. Stat. 58.02, subd. 30. The name of the residential mortgage servicer and the lender or broker, as defined in Minn. Stat. 58.02 is Royal Credit Union

10. The name of the mortgage originator as defined in Minn. Stat. 58.02 is Royal Credit Union

11. 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.

12. The original principal amount secured by the Mortgage was \$122,364.00.

13. As of the date of this notice the amount due on the Mortgage is \$119,787.38.

14. Pursuant to the power of sale in the Mortgage, the Mortgage will be foreclosed and the mortgaged property will be sold by the Sheriff of Le Sueur County

at public auction on **May 29, 2024**, at **1:00 p.m.** at the Lobby of Le Sueur County Sheriff's Office, 435 East Derrynane Street, Suite 1100, Le Center, MN 56057 to pay the debt then secured by said Mortgage, and taxes, if any, on said property, and the costs and disbursements, including attorneys' fees allowed by law.

15. The time allowed for redemption by Mortgagor or Mortgagor's personal representatives or assigns is SIX (6) MONTHS after the date of the sale.

16. TIME AND DATE TO VACATE THE PROPERTY: If the real estate is an owneroccupied, 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 redeemed under section 580.23, is 11:59 p.m. on November 29, 2024.

THE TIME ALLOWED BY LAW FOR REDEMPTION BY MORTGAGOR, THE MORTGAGOR'S PERSONAL REPRESENTATIVES OR ASSIGNS, MAY BE REDUCED TO FIVE WEEKS IF A JUDI-

CIAL 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.

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

THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Dated: April 1, 2024.

/s/ Nicholas J. Vivian
Nicholas J. Vivian (333669)
Eckberg Lammers, P.C.
Attorneys for Mortgagee
430 Second Street
Hudson, WI 54016

Telephone: 715-386-3733

(Published in the Montgomery Messenger, Thursdays, April 11, 18, 25, May 2, 9 and 16, 2024; No. M921-5-16)