

# Public Notices

**PUBLIC NOTICE  
NOTICE OF MORTGAGE  
FORECLOSURE SALE  
THE RIGHT TO VERIFI-  
CATION OF THE DEBT AND  
IDENTITY OF THE ORIGI-  
NAL 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: October 15, 2007

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$25,000.00

MORTGAGOR(S): Mary V. McQuiston, an unmarried person  
MORTGAGEE: Wells Fargo Bank, N.A.

DATE AND PLACE OF FILING: Recorded on November 5, 2007 as Document Number 351850 in the Office of the County Recorder of Le Sueur County, Minnesota.

ASSIGNMENTS OF MORTGAGE: Assigned to: None.

LEGAL DESCRIPTION OF PROPERTY: Lot 18 "Eastwood Acres", Le Sueur County, Minnesota.

STREET ADDRESS OF PROPERTY: 13378 SOUTH CIRCLE DRIVE, NEW PRAGUE, MN 56071

COUNTY IN WHICH PROPERTY IS LOCATED: Le Sueur County, Minnesota.

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: \$25,451.79

TRANSACTION AGENT: None

NAME OF MORTGAGE ORIGINATOR: Wells Fargo Bank, N.A.

RESIDENTIAL SERVICER: Wells Fargo Home Equity

TAX PARCEL IDENTIFICATION NUMBER: 07-570-0170

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: March 7, 2018 at 1:00 PM.

PLACE OF SALE: Le Sueur County Sheriff's Office, 88 South Park Avenue, Le Center, 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 September 7, 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: NONE

A foreclosure of this mortgage is not intended to be a merger with the mortgage dated September 3rd, 2003 filed with the Le Sueur County recorder on September 9, 2003 as document No. 312960

Dated: January 8, 2018  
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.

Attorneys for Mortgagee  
The Academy Professional Building  
25 Dale Street North  
St. Paul, MN 55102  
(651) 209-9760  
(17-1363-FC01)

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

**NOTICE OF  
POSTPONEMENT  
OF MORTGAGE  
FORECLOSURE SALE**

NOTICE IS HEREBY GIVEN, that the mortgage foreclosure sale referred to in the foregoing Notice of Mortgage Foreclosure Sale has been postponed to:

DATE AND TIME OF SALE: April 11, 2018 at 1:00 PM

PLACE OF SALE: Le Sueur County Sheriff's Office, 88 South Park Avenue, Le Center, Minnesota

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 October 11, 2018.

Dated: March 8, 2018  
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.\***

The Academy Professional Building  
25 Dale Street North  
St. Paul, MN 55102  
(651) 209-9760  
(17-1363-FC01)

(Published in The New Prague Times, Thursday, March 22, 2018; No. T973-3-22)

**NOTICE OF  
MORTGAGE  
FORECLOSURE SALE**

Minn. Stat. 580.025, 580.04

DATE: March 16, 2018

YOU ARE NOTIFIED that default has occurred in the conditions of the following described Mortgage:

REGARDING MORTGAGE TO BE FORECLOSED

1. Date of Mortgage: 10/12/2012

2. Mortgagors: Leonard E. Betty III, a single person.

3. Mortgagees: Frandsen Bank & Trust

4. Recording Information: Recorded on 10/19/2012, as Document Number 383575 in the Office of the County Recorder of Le Sueur County, Minnesota.

5. Assignments of Mortgage, if any: Assigned to None.

REGARDING MORTGAGED PREMISES

6. Tax parcel identification number of the mortgaged premises: 09.013.7500

7. Legal description of the mortgaged premises: The south one-half of the southwest quarter of Section 13, Township 111, Range 23, Le Sueur County, Minnesota

8. The physical street address, city, and zip code of the mortgaged premises: 36759 141st Lane, Montgomery, MN 56069

OTHER FORECLOSURE DATA

9. The person holding the Mortgage: is not a transaction agent, as defined by Minn. Stat. 58.02, subd. 30.

10. If stated on the Mortgage, the name of the mortgage originator, as defined in Minn. Stat. 58.02, is Frandsen Bank & Trust, 125 1st St. South, PO Box 110, Montgomery, MN 56069

INFORMATION REGARDING FORECLOSURE

11. The requisites of Minn. Stat. 580.02 have been satisfied.

12. The original principal amount secured by the Mortgage was \$60,500.00.

13. At the date of this notice the amount due on the Mortgage, including taxes, if any, paid by the holder of the Mortgage, is: \$64,379.81

14. Pursuant to the power of sale in the Mortgage, the Mortgage will be foreclosed, and the mortgaged premises will be sold by the Sheriff of Le Sueur County, Minnesota at public auction on May 9, 2018, 1:00 p.m., at Sheriff Department Main Office, 130 South Park, Le Center, MN 56057

15. The time allowed by law for redemption by Mortgagor or Mortgagor's personal representatives or assigns is 12 months after the date of sale.

16. Minn. Stat. 580.04(b) provides, "If the real estate is an owner-occupied, single-family dwelling, the notice must also specify 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." If this statute applies, the time to vacate the property is 11:59 p.m. on May 9, 2019.

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.

Name and address of Attorney for Mortgagee or Mortgage Assignee:

Scott A. Marek  
Attorney at Law  
205 First Street South  
Montgomery, MN 56069

Name of Mortgagee or Mortgage Assignee:  
Frandsen Bank & Trust

(Published in The New Prague Times, Thursdays, March 22, 29, April 5, 12, 19 and 26, 2018, No. T975-4-26)

**PUBLIC NOTICE  
Assessment Notice**

**Township of Derrynane  
Important Information  
Regarding Property Assessment and Classification.**

**This may affect your 2019 property taxes.**

The Board of Appeal and Equalization for the TOWNSHIP OF DERRYNANE will meet on April 3, 2018 at 7:00 pm at Derrynane Town Hall. The purpose of this meeting is to determine whether property in the jurisdiction has been properly valued and classified by the assessor.

If you believe the value or classification of your property is incorrect, please contact your assessor's office to discuss your concerns. If you are still not satisfied with the valuation or classification after conferring with your assessor, you may appear before the local board of appeal and equalization. The board will review the valuation, classification, or both if necessary, and make corrections as needed.

Generally, an appearance before your local board of appeal and equalization is required by law before an appeal can be taken to your county board of appeal and equalization.

Given under my hand this 13th day of March, 2018.

Cindy Jirak  
Clerk of the Township of Derrynane

(Published in The New Prague Times, Thursday, March 22, 2018; No. T972-3-22)

**PUBLIC NOTICE  
ASSESSMENT NOTICE  
Lanesburgh Township  
Important Information  
Regarding Property  
Assessment**

**This may affect your 2019 property taxes**

The Board of Appeal and Equalization for Township of Lanesburgh will meet on April 3rd, 2018 at 5:30 P.M., at Lanesburgh Town Hall. The purpose of this meeting is to determine whether property in the jurisdiction has been properly valued and classified by the assessor.

If you believe the value or classification of your property is incorrect, please contact your assessor's office to discuss your concerns. If you are still not satisfied with the valuation or classification after conferring with your assessor, you may appear before the local board of appeal and equalization. The board will review the valuation, classification, or both if necessary, and may make corrections as needed. Generally, an appearance before your local board of appeal and equalization is required by law before an appeal can be taken to your county board of appeal and equalization.

Vicky Valley, Clerk  
(Published in The New Prague Times, Thursday, March 22, 2018; No. T971-3-22)

**PUBLIC NOTICE  
ADVERTISEMENT FOR BIDS**

2018 Seal Coating Project  
New Prague, MN

**RECEIPT AND OPENING OF PROPOSALS:** Sealed bids for the 2018 Seal Coating Project will be received by the Public Works Director at City Hall, 118 Central Ave N., New Prague, MN 56071, until April 11th, 2018 at 10:30 a.m., at which time the bids will be opened and publicly read. All bids must be sealed and labeled "**Sealcoat Bid 2018**" to be accepted.

**PROVISIONS FOR SEAL COAT PROJECT:** Details of the scope of the project are available at City Hall located at 118 Central Ave N., New Prague, MN 56071.

**BID SECURITY:** A certified check or a bid bond satisfactory to the City of New Prague, in the amount not less than 5 percent of the total bid price submitted must accompany each bid.

**PERFORMANCE AND PAYMENT BONDS:** The successful bidder will be required to furnish a Performance Bond and Labor and Materials Payment Bond each in the amount of the contract.

Date: March 22nd 2018  
Owner: City of New Prague  
Glen Sticha, Public Works Director  
(Published in The New Prague Times, Thursday, March 22, 2018; No. T974-3-22)

**PUBLIC NOTICE  
STATE OF MINNESOTA  
LE SUEUR COUNTY BOARD OF COMMISSIONERS  
SEATED AS DRAINAGE AUTHORITY UNDER  
STATUTES CHAPTER 103E  
FOR LE SUEUR COUNTY DITCHES  
26, 28, 37, 41, 43, 44, 48, 60, 65, 16 AND 61**

Please take notice that the Le Sueur County Board of Commissioners, Drainage Authority for Le Sueur County Ditches (LCD) 26, 28, 37, 41, 43, 44, 48, 60, 65, 16 and 61, upon the request of its Auditor-Treasurer and upon the request of its Drainage Inspector, will hold an informational hearing to discuss and determine whether a Certification of Drainage Assessments is necessary, whether ditch liens should be followed and whether redeterminations of benefits are necessary. The hearing will be held at 9:00 a.m. on April 10th, in the Commissioners' Room at the Le Sueur County Courthouse, Le Center, MN.

Members of the public affected by LCD 26, 28, 37, 41, 43, 44, 48, 60, 65, 16 and 61 are encouraged to attend and provide comments regarding the drainage system and the need for a redetermination of benefits.

Lance Wetzel, Le Sueur County Board Chair  
Darrell Pettis, Le Sueur County Administrator  
(Published in The New Prague Times, Thursdays, March 22, 29 and April 5, 2018; No. T970-4-5)

**PUBLIC NOTICE  
NOTICE OF INTENT BY  
NEW MARKET BANK  
TO RELOCATE THE MAIN BANK WITHIN  
ELKO NEW MARKET, MINNESOTA**

Notice is hereby given that New Market Bank, Elko New Market, Minnesota has given notice to the Minnesota Department of Commerce of its intent to move the bank charter from its present site at 461 Main Street, Elko New Market, Scott County, Minnesota 55020 approximately 1/2 mile west to a new location at 101 Old Town Road, Elko New Market, Scott County, Minnesota 55020. Upon relocation, no bank services will be continued at the present main bank office. The Notice was filed on March 8, 2018, with the Minnesota Department of Commerce pursuant to Minnesota Statutes, Section 47.101, Subd. 2.

This notice is being published in The New Prague Times, 200 East Main Street, New Prague, MN 56071 on March 22 and March 29, 2018.

The non-confidential part of the Notice is available for review at the Minnesota Department of Commerce, Division of Financial Institutions, 85 7th Place East, Suite 280, St. Paul, Minnesota 55101. For an appointment for public review or for information on copies and related charges, please telephone (651) 539-1714 during normal business hours of 8:00 a.m. to 4:00 p.m.

Any person wishing to comment on this application may file his or her comments in writing with the Regional Director of the Federal Deposit Insurance Corporation at its regional office located at 1100 Walnut Street, Suite 2100, Kansas City, Missouri 64106 not later than April 13, 2018. The non-confidential portion of the application is on file in the regional office and is available for the public inspection during regular business hours. Photocopies of the non-confidential portion of the application file will be made available upon request.

New Market Bank  
461 Main Street, Elko New Market, Minnesota 55020  
Scott County  
Minnesota Bank Charter 571  
FDIC Certificate No. 01931  
(Published in The New Prague Times, Thursdays, March 22 and 29, 2018; No. T969-3-29)