

PUBLIC NOTICES

PUBLIC NOTICE

Cellco Partnership and its controlled affiliates doing business as Verizon Wireless (Verizon Wireless) proposes to build a 199-foot Monopole Communications Tower at the approx. vicinity of 210th Street W, Morristown, Rice County, MN 55052. Public comments regarding potential effects from this site on historic properties may be submitted within 30 days from the date of this publication to: *Trileaf Corp, Sylvia Wilson, s.wilson@trileaf.com, 10845 Olive Blvd, Suite 260, St. Louis, MO 63141, 314-997-6111.*

(Published in the Waterville Lake Region Life, Thursday, November 8, 2018; No. W462-11-8)

PUBLIC NOTICE NOTICE AND ORDER OF HEARING ON PETITION FOR PROBATE OF WILL AND APPOINTMENT OF PERSONAL REPRESENTATIVE AND NOTICE TO CREDITORS STATE OF MINNESOTA COUNTY OF LE SUEUR FIRST JUDICIAL DISTRICT DISTRICT COURT PROBATE DIVISION Court File No. 40-PR-18-1145 Estate of Roger W. Ebert, a/k/a Roger Ebert, Decedent

It is Ordered and Notice is given that on December 13, 2018, at 9:00 a.m., a hearing will be held in this Court at 88 South Park Avenue, Le Center, Minnesota, for the formal probate of an instrument purporting to be the Will of the Decedent dated, January 28, 2016, ("Will"), and for the appointment of Naomi R. Volkmer, whose address is 8108 320th Avenue, Waseca, MN 56093 as Personal Representative of the Estate of the Decedent in an UNSUPERVISED administration. Any objections to the petition must be filed with the Court prior to or raised at the hearing. If proper and if no objections are filed or raised, the Personal Representative will be appointed with full power to administer the Estate including the power to collect all assets, to pay all legal debts, claims, taxes and expenses, to sell real and personal property, and to do all necessary acts for the Estate.

Notice is also given that (subject to Minnesota Statutes section 524.3-801) all creditors having claims against the Estate are required to present the claims to the Personal Representative or to the Court Administrator within four months after the date of this Notice or the claims will be barred.

Dated: October 23, 2018
BY THE COURT
Mark C. Vandelist
Judge of District Court

/s/ Lauren Jensen,
Joanne M. Kopet
Deputy Court Administrator
Attorney for Petitioner
Andrew A. Willaert
Gislason & Hunter LLP
124 East Walnut Street,
Suite 200
Mankato, MN, 56001
Attorney License No:153047
Telephone: (507) 387-1115
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awillaert@gislason.com
(Published in the Waterville Lake Region Life, Thursdays, November 1 and 8, 2018; No. W460-11-8)

PUBLIC NOTICE NOTICE OF MORTGAGE FORECLOSURE SALE THE RIGHT TO VERIFI- CATION 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: September 23, 2005
ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$69,000.00

MORTGAGOR(S): Bruce D. Childs and Brenda A. Childs, as husband and wife

MORTGAGEE: Wells Federal Bank, FSB

DATE AND PLACE OF FILING: Filed September 29, 2005, Office of the Le Sueur County Recorder, Document No. 333952

ASSIGNMENTS OF MORTGAGE: N/A.

LEGAL DESCRIPTION OF PROPERTY: Lot Eight (8) and the West Half (W1/2) of Lot Seven (7), in Block Fourteen (14) in the Village of Elysian, formerly called Logan, according to the recorded plat on file and of record in the Office of the County Recorder in and for Le Sueur County, Minnesota.

TAX PARCEL NO.: 16.440.0680

STREET ADDRESS OF PROPERTY: 203 Park Ave. NE, Elysian, MN 56028

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: \$61,950.03

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 pre-foreclosure notice and acceleration requirements of said mortgage, and/or applicable statutes;

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: November 28, 2018, at 1:00 p.m.

PLACE OF SALE: Le Sueur County Sheriff's Office, 130 South Park Avenue, Le Center, Minnesota 56057.

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.

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 May 28, 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."

Dated: October 3, 2018
CITIZENS COMMUNITY FEDERAL N.A.,

AS SUCCESSOR IN INTEREST BY MERGER WITH WELLS FEDERAL BANK F/K/A WELLS FEDERAL BANK, FSB

By: /s/ Mark J. Rahrlick
Mark J. Rahrlick
SMITH, TOLLEFSON,
RAHRICK & CASS
108 W. Park Square, Suite A
P.O. Box 271
Owatonna, MN 55060

Phone: (507) 451-6540
Attorney Reg. No. 252402

ATTORNEYS FOR CITIZENS COMMUNITY FEDERAL N.A., AS SUCCESSOR IN INTEREST BY MERGER WITH WELLS FEDERAL BANK F/K/A WELLS FEDERAL BANK, FSB, MORTGAGEE, AND ON BEHALF OF CITIZENS COMMUNITY FEDERAL N.A., AS SUCCESSOR IN INTEREST BY MERGER WITH WELLS FEDERAL BANK F/K/A WELLS FEDERAL BANK, FSB

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.

(Published in The Elysian Enterprise, Thursdays, October 11, 18, 25, November 1, 8, and 15, 2018; No. E244-11-15)

PUBLIC NOTICE NOTICE OF MORTGAGE FORECLOSURE SALE

Minn. Stat. 580.025, 580.04

DATE: 09/04/2018

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

INFORMATION REGARDING MORTGAGE TO BE FORECLOSED

1. Date of Mortgage: 09/29/2016

2. Mortgagors: Daniel Nusbaum, a single person

3. Mortgagees: First State Bank of Le Center

4. Recording Information: Recorded on 10/03/2016, as Document Number 406399 in the Office of the County Recorder of Le Sueur County, Minnesota.

5. Assignments of Mortgage, if any: Assigned to N/A

INFORMATION REGARDING MORTGAGED PREMISES

6. Tax parcel identification number of the mortgaged premises: 24.510.1010

7. Legal description of the mortgaged premises:

The North 44 feet of Lot 7 and the South 21 feet of Lot 1, Block 13, Waterville, Le Sueur County, Minnesota.

8. The physical street address, city, and zip code of the mortgaged premises: 116 3rd Street S, Waterville, MN 56096

OTHER FORECLOSURE DATA

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

The name(s) of the residential mortgage servicer, and the lender or broker, as defined in Minn. Stat. 58.02, is/are

10. If stated on the Mortgage, the name of the mortgage originator, as defined in Minn. Stat. 58.02, is First State Bank of Le Center

INFORMATION REGARDING FORECLOSURE

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

12. The original principal amount secured by the Mortgage was \$105,000.00

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: \$99,423.87

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 November 28, 2018, 1:00 p.m., at 88 South Park Ave. Le Center, MN 56057

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

16. Minn. Stat. 580.04(b) pro-

vides, "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 05/29/2019.

"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:

David A. Yates
(ID# 0368946)
Christian, Keogh, Moran & King
65 S. Park Avenue
PO Box 156
Le Center, MN 56057-0156
Phone: 507-357-2278

Fax: 507-357-2270
Name of Mortgagee or Mortgage Assignee: First State Bank of Le Center

(Published in the Waterville Lake Region Life, Thursdays, October 4, 11, 18, 25, November 1 and 8, 2018; No. W438-11-8)

PUBLIC NOTICE Planning and Zoning Commission

November 19, 2018, 7:00 p.m.

There will be a public hearing of the Waterville Planning and Zoning Commission on November 19, 2018 at 7:00 p.m. in the City of Waterville Council Chambers to hear the request of Nick Bemis, 207 Blowers Street for a rear yard setback variance of 20' allowing for a rear yard setback of 5' to replace an existing 10'X12' shed. Current zoning allows for a setback of 25 feet from the rear property line.

The property is zoned R-1 Single Family Residential and is described as follows:

Parcel ID #: 24.430.0140
Address: 207 Blowers Street
Legal Description: BLOWERS RE-ARRAN #1 LOT 15 & S 2.50 FT OF LOT 14

Teresa Hill,
Administrator-Clerk
Dated: November 2, 2018
(Published in the Waterville Lake Region Life, Thursday, November 8, 2018; No. W463-11-8)

PUBLIC NOTICE

Planning and Zoning Commission
November 19, 2018 7:00 p.m.

There will be a public hearing of the Waterville Planning and Zoning Commission on Tuesday, November 19, 2018 at 7:00 p.m. in the City of Waterville Council Chambers to hear the request of Brad Meister, 124 2nd Street South, Waterville MN for:

1. A Conditional Use Permit to allow for the creation of a Planned Unit Development located at 127 and 129 Mill Street South.

2. Preliminary consideration of split of property.

3. Variance request for 127 Mill Street South and 129 Mill Street South as follows:

A. 127 Mill Street Variance request
1. Dimensional Standards:
Lot area required: 10,000 sq. ft. Lot area requested 5,872 sq. ft.
Lot Width required: 75 ft Lot width requested: 66'
Lot depth required 130' Lot depth requested 89'
2. Rear yard setback required: 25' Rear yard setback requested: 2'
3. Side Yard Setback required: 10' Side yard setback requested 0' for shared wall.

B. 129 Mill Street Variance
1. Dimensional Standards:
Lot area required: 10,000 sq. ft. Lot area requested 5,872 sq. ft.
Lot Width required: 75 ft Lot width requested: 66'
Lot depth required 130' Lot depth requested 89'
2. Rear yard setback required: 25' Rear yard setback requested: 2'
3. Side Yard Setback required: 10' Side yard setback requested 0' for shared wall

The existing property is currently zoned R-2 (Residential Medium Density) and is described as follows: Parcel ID #: 24.740.1181
Address: 127 and 129 Mill Street South.

Legal Description: WEST WATERVILLE Block-027 .27 AC LOTS 7 & 10, LESS E 76 FT

Dated: November 5, 2018
Teresa Hill, Administrator-Clerk
(Published in the Waterville Lake Region Life, Thursday, November 8, 2018; No. W464-11-8)