

Public Notices

PUBLIC NOTICE

CITY OF ELKO NEW MARKET SCOTT COUNTY, MINNESOTA SUMMARY ORDINANCE NO. 318 AN ORDINANCE AMENDING TITLE 11 (ZONING ORDINANCE) AND TITLE 12 (SUBDIVISION ORDINANCE) OF THE ELKO NEW MARKET CITY CODE CONCERNING APPEAL PROCEDURE FOR LAND USE AND ZONING DECISIONS

NOTICE IS HEREBY GIVEN that, on December 19, 2024, Ordinance No. 317 was adopted by the City Council of the City of Elko New Market, Minnesota.

NOTICE IS FURTHER GIVEN that, because of the lengthy nature of Ordinance No. 317, the following summary of the ordinance has been prepared for publication.

NOTICE IS FURTHER GIVEN that the ordinance adopted by the Council amends Title 11 and Title 12 of the Elko New Market City Code by amending chapters regarding the appeal procedure for land use and zoning decisions. A printed copy of the complete ordinance is available for inspection by any person during the City's regular office hours.

APPROVED for publication by the City Council of the City of Elko New Market this 19th day of December, 2024.

CITY OF ELKO NEW MARKET

By: Joe Julius, Mayor

By: Thomas Terry, City Clerk

(Published in The New Prague Times, Thursday, January 2, 2025; No. T1519-1-2)

NOTICE OF MORTGAGE FORECLOSURE SALE THE RIGHT TO VERIFI- CATION OF THE DEBT AND IDENTITY OF THE ORIGINAL CREDITOR WITHIN THE TIME PRO- VIDED BY LAW IS NOT AF- FECTED BY THIS ACTION.

NOTICE IS HEREBY GIVEN: That default has occurred in the conditions of the following described mortgage:

DATE OF MORTGAGE: March 9, 2006

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$288,000.00

MORTGAGOR(S): Archie L. Gross and Lynne M. Gross, husband and wife

MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as nominee for Aegis Lending Corporation

DATE AND PLACE OF FILING: Recorded on April 21, 2006 and memorialized upon Certificate of Title No. 7712 as Document Number 17403, as modified of record by Archie L. Gross by document recorded on June 10, 2013 as Document Number 20951 in the Office of the County Registrar of Titles of Le Sueur County, Minnesota.

ASSIGNMENTS OF MORTGAGE: Assigned to: Citibank N.A. as Trustee for the MLMI Trust Series 2006-HE5 by assignment recorded on August 4, 2008 as Document Number 18543 in the Office of the County Registrar of Titles of Le Sueur County, Minnesota; thereafter assigned to Wilmington Trust, National Association, as Successor Trustee to Citibank, N.A., as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-HE5 by assignment recorded on April 26, 2024 as Document Number 26125 in the Office of the County Registrar of Titles of Le Sueur County, Minnesota.

LEGAL DESCRIPTION OF PROPERTY: Lots Eighty-five and Eighty-six (85 & 86), Green Acres, Le Sueur County, Minnesota, save and except the following described real estate: Commencing at the Southwesterly Corner of Lot 85, Green Acres, Le Sueur County, Minnesota; proceeding thence Northeasterly along the Southerly line of Lot 85 a distance of 147.27 feet to the Southeasterly Corner thereof; proceeding thence North along the East line of said Lot a distance of 51.8 feet to a point; proceeding thence in a Southwesterly direction to a point on the Westerly line of said Lot, which point is 32.565 feet Northwesterly from the Southwesterly corner thereof; proceeding thence in a Southerly direction along the Westerly line of said Lot a distance of 32.565 feet to the Southwesterly Corner thereof, then same consisting of a portion of Lot 85, Green Acres, Le Sueur County, Minnesota. Said Description being in accordance with the recorded Maps and Plats thereof on file and of record in the Office of the Registrar of Titles in and for Le Sueur County, Minnesota.

Tax Parcel No. 21-480-0770. REGISTERED PROPERTY STREET ADDRESS OF PROPERTY: 138 MORNING-SIDE DR N, LE SUEUR, MN 56058

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: \$257,619.27

TRANSACTION AGENT: Mortgage Electronic Registra-

tion Systems, Inc.

NAME OF MORTGAGE ORIGINATOR: Aegis Lending Corporation

RESIDENTIAL SERVICER: Nationstar Mortgage LLC

TAX PARCEL IDENTIFICATION NUMBER: 21.480.0770

TRANSACTION AGENT'S MORTGAGE IDENTIFICATION NUMBER: 100055140020697443

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: February 05, 2025 at 1:00 PM.

PLACE OF SALE: Le Sueur County Sheriff's Office, 435 E. Derrynane Street, Le Center, MN 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 mortgageor(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 August 5, 2025.

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

Dated: November 27, 2024
WILMINGTON TRUST, NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO CITIBANK, N.A., AS TRUSTEE FOR MERRILL LYNCH MORTGAGE INVESTORS TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-HE5

Mortgagee
TROTT LAW, P.C.

By: /s/

***N. Kibongni Fondungal-**

lah, Esq.*

Samuel R. Coleman, Esq.

Sung Woo Hong, Esq.

Alexa Marsh, Esq.

Attorneys for Mortgagee

25 Dale Street North

St. Paul, MN 55102

(651) 209-9760

(24-0180-FC02)

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.

(Published in The New Prague Times, Thursdays, December 5, 12, 19, 26, 2024 January 2 and 9, 2025; No. T1495-1-9)

PUBLIC NOTICE

CITY OF SHAKOPEE, MINNESOTA

NOTICE OF PUBLIC HEARING REGARDING A STREET RECONSTRUCTION PLAN AND THE ISSUANCE OF STREET RECONSTRUCTION BONDS THEREUNDER

NOTICE IS HEREBY GIVEN that the City Council of the City of Shakopee, Minnesota (the "City"), will hold a public hearing on Tuesday, January 21, 2025, at or after 7:00 p.m. in the City Council Chambers at City Hall, located at 485 Gorman Street in the City, relating to a proposal concerning (1) the adoption of a five-year street reconstruction plan (the "Plan"); and (2) the issuance of general obligation street reconstruction bonds (the "Street Reconstruction Bonds") to finance the reconstruction of certain streets in the City, all pursuant to Minnesota Statutes, Section 475.58, subdivision 3b, as amended. The Street Reconstruction Bonds will be issued in a principal amount not to exceed \$34,259,400, plus any premium received. A draft copy of the Plan is on file with the City Clerk and is available for public inspection at City Hall during regular business hours.

If a petition requesting a vote on the issuance of the Street Reconstruction Bonds, signed by voters equal to five percent of the votes cast in the last City general election, is filed with the City Administrator/City Clerk within 30 days after the public hearing, the City may issue the Street Reconstruction Bonds only after obtaining approval of a majority of voters voting on the question at an election.

At the time and place fixed for the public hearing, the City Council will give all persons who appear at the hearing an opportunity to express their views with respect to the proposal. In addition, interested persons may direct any questions or file written comments respecting the proposal with the City Clerk, at or prior to said public hearing.

Dated: January 2, 2025

BY ORDER OF THE CITY COUNCIL OF THE CITY OF SHAKOPEE, MINNESOTA

/s/ William H. Reynolds, City Administrator

City of Shakopee, Minnesota

(Published in The New Prague Times, Thursday, January 2, 2025; No. T1521-1-2)

NOTICE OF MORTGAGE

FORECLOSURE SALE THE RIGHT TO VERIFI- CATION OF THE DEBT AND IDENTITY OF THE ORIGINAL CREDITOR WITHIN THE TIME PRO- VIDED BY LAW IS NOT AF- FECTED BY THIS ACTION.

NOTICE IS HEREBY GIVEN: That default has occurred in the conditions of the following described mortgage:

DATE OF MORTGAGE: September 28, 2006

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$176,000.00

MORTGAGOR(S): Harold D. Davenport and Carla Bambenek, as joint tenants, husband and wife

MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as nominee for BNC Mortgage, Inc.,

DATE AND PLACE OF FILING: Recorded on October 9, 2006 as Document Number 343329 in the Office of the County Recorder of Le Sueur County, Minnesota.

ASSIGNMENTS OF MORTGAGE: Assigned to: Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2006-BC5, U.S. Bank National Association, as Trustee by assignment recorded on October 10, 2024 as Document Number 455080 in the Office of the County Recorder of Le Sueur County, Minnesota.

LEGAL DESCRIPTION OF PROPERTY: Lots 11 and 12, Block 1, and Lot 1, less the North 8 feet, Block 2, Central Park Addition, together with that portion of vacated St. Mary's Street lying between Blocks 1 and 2 of Central Park Addition, Le Sueur County, Minnesota.

STREET ADDRESS OF PROPERTY: 358 CORDOVA AVE N, LE CENTER, MN 56057

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: \$133,902.16

TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc.

NAME OF MORTGAGE ORIGINATOR: BNC Mortgage, Inc.,

RESIDENTIAL SERVICER: Shellpoint Mortgage Servicing

TAX PARCEL IDENTIFICATION NUMBER: 20.450.0040

TRANSACTION AGENT'S MORTGAGE IDENTIFICATION NUMBER: 10012220000283602

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 dis-

continued, 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: February 26, 2025 at 1:00 PM.

PLACE OF SALE: Le Sueur County Sheriff's Office, 435 E. Derrynane Street, Le Center, MN 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 mortgageor(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 August 26, 2025.

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

Dated: December 23, 2024

STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-BC5, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE

Mortgagee
TROTT LAW, P.C.

By: /s/ N. Kibongni Fondungal,

Esq.

Samuel R. Coleman, Esq.

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Alexa Marsh, Esq.

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THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.

(Published in The New Prague Times, Thursdays, January 2, 9, 16, 23, 30 and February 6, 2025; No. T1520-2-6)

PUBLIC NOTICE

Notice of Public Hearing Regarding Proposed Management of Lake Henry in Le Sueur County

Notice is hereby given, that a public hearing will be held by the Department of Natural Resources on Thursday, January 16th at 6:30 p.m. at the Cleveland American Legion, 319 Broadway St., Cleveland, MN 56017, regarding the proposed management of Lake Henry in Le Sueur County (T 109, 110N, R 25W, Section(s) 3, 27, 34, 35, Public Water No. 40-104) Pursuant to M.S. 97A.101. DNR Staff will be available as early as 5:30 p.m. to informally discuss the project and management plan prior to the official hearing.

All interested persons are invited to attend and present formal testimony or ask questions. Proposed management includes periodic temporary water level drawdown. A presentation of the proposed management plan will be given at the hearing. A copy of the management plan can be provided upon request. Please contact Tim Koppelman, Assistant Area Wildlife Manager at the Nicollet office located at 501 9th St., Nicollet, MN 56074. He can also be reached by telephone (507) 386-3923 or email Tim.Koppelman@state.mn.us.

Copies of the plan are also available online at: <https://www.dnr.state.mn.us/wildlife/shallowlakes/program-work.html>

Written testimony is welcome and will be accepted through Monday, February 17th, 2025.

Upon advance request, information can be provided in alternative format. Any person with such a request should contact Josh Kavanagh, DNR shallow lakes specialist at (320) 347-7634 or by email at joshua.kavanagh@state.mn.us.

(Published in The New Prague Times, Thursday, January 2, 2025; No. T1518-1-2)

NOTICE OF MORTGAGE

FORECLOSURE SALE THE RIGHT TO VERIFI- CATION OF THE DEBT AND IDENTITY OF THE ORIGINAL CREDITOR WITHIN THE TIME PRO- VIDED BY LAW IS NOT AF- FECTED BY THIS ACTION.

NOTICE IS HEREBY GIVEN: That Default has occurred in the conditions of the following described mortgage:

DATE OF MORTGAGE: August 9, 2004

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$326,900.00

MORTGAGOR(S): Jason J. Williamson, and, Karen Williamson, husband and wife

MORTGAGEE: Navy Federal Credit Union

DATE AND PLACE OF FILING: August 17, 2004 as Doc. No. A 668507 in the Office of the County Recorder in Scott County, Minnesota.

TAX PARCEL I.D. NO.: 27-349013-0

LEGAL DESCRIPTION OF PROPERTY: LOT 13, BLOCK 1, WYNDAM PONDS 1ST ADDITION, ACCORDING TO THE RECORDED PLAT THEREOF AND SITUATE IN SCOTT COUNTY, MINNESOTA.

Abstract Property STREET ADDRESS OF PROPERTY: 1862 Omega Drive, Shakopee, MN 55379

COUNTY IN WHICH PROPERTY IS LOCATED: Scott

LENDER OR BROKER AND MORTGAGE ORIGINATOR: Navy Federal Credit Union

RESIDENTIAL MORTGAGE SERVICER: Navy Federal Credit Union

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE: \$343,418.44 AS OF 11/08/2024.

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 Mortgage will be foreclosed, and the mortgaged premises will be sold by the Sheriff of Scott County, Minnesota at public auction as follows:

DATE AND TIME OF SALE: February 4, 2025 at 10 AM

PLACE OF SALE: Scott County Sheriff's Office, 301 Fuller Street South, Shakopee, MN 55379 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) or Mortgagor's personal representatives or assigns is six (6) months.

TIME AND DATE TO VACATE PROPERTY: If the mortgage is not reinstated under Minn. Stat. §580.30 or redeemed under Minn. Stat. §580.23, the mortgagor must vacate the mortgaged property by 11:59 P.M. on August 4, 2025, or the next business day if August 4, 2025 falls on a Saturday, Sunday or legal holiday.

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 MORTGAGED PREMISES ARE IMPROVED WITH A RESIDENTIAL DWELLING OF LESS THAN FIVE UNITS, ARE NOT PROPERTY USED IN AGRICULTURAL PRODUCTION, AND ARE ABANDONED.

Publication to begin the week of: 12/19/2024

Navy Federal Credit Union, Mortgagee/Mortgagee Assignee
The Sayer Law Group, P.C.,
Brian G. Sayer, Attorney for Mortgagee/Mortgagee Assignee
925 E. 4th St., Waterloo
IA 50703

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

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