

# Public Notices

## 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 the conditions of the following described mortgage:

Mortgagor: Scott Boche, a single man

Mortgagee: Mortgage Electronic Registration Systems, Inc. as nominee for Quicken Loans Inc.

Dated: 05/08/2018

Filed: 05/21/2018

Le Sueur Registrar of Titles Document No. 23089 Against Certificate of Title No.: 21199

Assigned To: Quicken Loans Inc.

Dated: 10/23/2018

Filed: 11/05/2018

Le Sueur County Registrar of Titles Document No. 23329 Against Certificate of Title No.: 21199

Transaction Agent: Mortgage Electronic Registration Systems, Inc.

Transaction Agent Mortgage Identification Number: 100039034037164581

Lender or Broker: Quicken Loans Inc.

Residential Mortgage Servicer: Quicken Loans Inc.

Mortgage Originator: Quicken Loans Inc.

LEGAL DESCRIPTION OF PROPERTY: Land situated in the City of Montgomery in the County of Le Sueur in the State of MN COMMENCING AT A POINT FIFTY (50) FEET EAST OF THE SOUTHWEST CORNER OF BLOCK NUMBERED THREE (3) OF RICHTER'S THIRD ADDITION TO THE CITY OF MONTGOMERY, AND RUNNING THENCE NORTH 150 FEET; THENCE EAST 50 FEET, THENCE SOUTH 150 FEET, THENCE WEST 50 FEET TO THE POINT OF BEGINNING, ACCORDING TO THE PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE REGISTER OF DEEDS, LE SUEUR COUNTY, STATE OF MINNESOTA. SAID LAND CONSTITUTING A PORTION OF BLOCK NUMBER THREE OF RICHTER THIRD ADDITION OF THE CITY OF MONTGOMERY AND STATE OF MINNESOTA. TORRENS-CERTIFICATE OF TITLE NO. 21199.0

This is Registered Property. TAX PARCEL NO.: 22.643.0160

ADDRESS OF PROPERTY: 209 Fir Ave NW, Montgomery, MN 56069

COUNTY IN WHICH PROPERTY IS LOCATED: Le Sueur ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$45,787.00

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$48,718.01

That prior to the commence-

ment 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: February 6, 2019, 1:00 PM

PLACE OF SALE: Sheriff's Office, 88 South Park Ave., Le Center, MN

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 6 Months from the date of said sale by the mortgagor(s), their personal representatives or assigns.

DATE TO VACATE PROPERTY: The date on or before which the mortgagor must vacate the property if the mortgage is not reinstated under Minnesota Statutes section 580.30 or the property redeemed under Minnesota Statutes section 580.23 is August 6, 2019 at 11:59 p.m. If the foregoing date is a Saturday, Sunday or legal holiday, then the date to vacate is the next business day at 11:59 p.m.

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: December 13, 2018 Quicken Loans Inc., Assignee of Mortgagee

By: PFB LAW, PROFESSIONAL ASSOCIATION Attorneys for:

Quicken Loans Inc., Assignee of Mortgagee 55 East Fifth Street Suite 800 St. Paul, MN 55101-1718 651-291-8955 651-228-1753 (fax)

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

17922-18-00364-1

(Published in The New Prague Times, Thursdays, December 20, 27, 2018, January 3, 10, 17 and 24, 2019; No. T134-1-24)

## CERTIFICATE OF ASSUMED NAME

MINNESOTA SECRETARY OF STATE Minnesota Statutes Chapter 333

The filing of an assumed name does not provide a user with exclusive rights to that name. The filing is required for consumer protection in order to enable consumers to be able to identify the true owner of a business.

1. List the exact assumed name under which the business is or will be conducted.

Sugar Rose Bakeshop  
2. Principal place of business: 801 1st St. SE, New Prague, MN 56071

3. List a Mailing Address if you cannot receive mail at the principal place of business address:  
212 4th Ave NW, New Prague, MN 56071

4. List the name and complete street address of all persons conducting business under the above Assumed Name, OR if an entity, provide the legal corporate, LLC, or Limited Partnership name and registered office address:  
Jody Breathwaite 212 4th Ave NW, New Prague, MN 56071  
Breathwaite Cakes 212 4th Ave NW, New Prague, MN 56071

5. This certificate is an amendment of Certificate of Assumed Name File Number:

1028129700022. Originally filed on: 08/14/2018

6. I, the undersigned, certify that I am signing this document as the person whose signature is required, or as agent of the person(s) whose signature would be required who has authorized me to sign this document on his/her behalf, or in both capacities. I further certify that I have completed all required fields, and that the information in this document is true and correct and in compliance with the applicable chapter of Minnesota Statutes. I understand that by signing this document, I am subject to the penalties of perjury as set forth in Section 609.48 as if I had signed this document under oath.

Date 10/02/2018  
/s/ Jody Breathwaite  
Owner

Email Address for Official Notices: sugarrosebakeshop@gmail.com

List a name and daytime phone number of a person who can be contacted about this form: Jody Breathwaite, 952-217-3444

STATE OF MINNESOTA OFFICE OF THE SECRETARY OF STATE FILED 10/03/2018 Original File Number 1028129700022

(Published in The New Prague Times, Thursdays, January 3 and 10, 2019; No. T145-1-10)

## PUBLIC NOTICE

### NOTICE OF PUBLIC HEARING

#### FOR PRELIMINARY AND FINAL PLAT APPROVAL

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the New Prague Planning and Zoning Commission on Wednesday, January 23, 2019 at 6:30 P.M., or shortly thereafter at New Prague City Hall to consider the application for Preliminary and Final Plat approval of Belzer Addition consisting of 1 lot on approximately 17.55 acres in the B - General Business and A - Agricultural Zoning District as defined by Le Sueur County and future B-2 Community Commercial District as defined by the City of New Prague, as proposed by JJM Properties II, LLC, on the following described property:

All that part of the NE 1/4 of Section 2, Township 112, Range 23, Le Sueur County, Minnesota, described as follows: Commencing at the Northeast Corner of the NE 1/4 of Section 2; thence N 90°00'00" W, assumed bearing, along the North line of said NE 1/4, a distance of 725.55 feet to the Point of Beginning of the land to be described; thence S 01°01'08" W, parallel to the East line of said NE 1/4, a distance of 275.43 feet; thence S 38°49'57" W, a distance of 391.08 feet; thence N 50°52'31" W, a distance of 360.66 feet; thence N 00°00'00" E, a distance of 352.45 feet, to the North line of said NE 1/4 of Section 2; thence N 90°00'00" E, along said North line, a distance of 529.91 feet to the point of beginning.

And also, All that part of the NE 1/4 of Section 2, Township 112, Range 23, Le Sueur County, Minnesota, described as follows: Commencing at the Northeast Corner of the NE 1/4 of Section 2; thence N 90°00'00" W, assumed bearing, along the North line of said NE 1/4, a distance of 725.55 feet to the Point of Beginning of the land to be described; thence S 01°01'08" W, parallel with the East line of said NE 1/4, a distance of 1058.06 feet; thence S 90°00'00" E, parallel with the North line of said NE 1/4, a distance of 313.76 feet; thence N 01°01'08" E, a distance of 1058.06 feet to the North line of said NE 1/4; thence N 90°00'00" W, along said North line, a distance of 313.76 feet to the point of beginning.

And also, All that part of the NE 1/4 of Section 2, Township 112, Range 23, Le Sueur County, Minnesota, described as follows: Beginning at the Northeast Corner of the NE 1/4 of Section 2; thence S 01°01'08" W, assumed bearing, along the East line of said NE 1/4, a distance of 412.00 feet; thence S 90°00'00" W, parallel to the North line of said NE 1/4, a distance of 411.79 feet; thence N 01°01'08" E, a distance of 412.00 feet to the North line of said NE 1/4; thence N 90°00'00" E, along said North line, a distance of 411.79 feet to the point of beginning.

And also, All that part of the NE 1/4 of Section 2, Township 112, Range 23, Le Sueur County, Minnesota, described as follows: Beginning at a point on the East line of said NE 1/4 and 412.00 feet south of the Northeast Corner of said NE 1/4; thence S 01°01'08" W, assumed bearing, along the East line of said NE 1/4, a distance of 66.01 feet; thence S 90°00'00" W, parallel to the North line of said NE 1/4, a distance of 411.79 feet; thence N 01°01'08" E, a distance of 66.01 feet; thence N 90°00'00" E a distance of 411.79 feet to the point of beginning.

And also, All that part of the NE 1/4 of Section 2, Township 112, Range 23, Le Sueur County, Minnesota, described as follows: Commencing at the Northeast Corner of the NE 1/4 of Section 2; thence N 90°00'00" W, assumed bearing, along the North line of said NE 1/4, a distance of 725.55 feet; thence S 01°01'08" W, parallel to the East line of said NE 1/4, a distance of 275.43 feet; thence S 38°49'57" W, a distance of 391.08 feet to the Point of Beginning of the land to be described; thence N 90°00'00" W, a distance of 279.79 feet; thence N 0°00'00" W, a distance of 227.58 feet; thence S 50°52'31" E, a distance of 360.66 feet to the point of beginning.

And also, All that part of the NE 1/4 of Section 2, Township 112, Range 23, Le Sueur County, Minnesota, described as follows: Commencing at the Northeast Corner of the NE 1/4 of Section 2; thence N 90°00'00" W, assumed bearing, along the North line of said NE 1/4, a distance of 725.55 feet; thence S 01°01'08" W, parallel to the East line of said NE 1/4, a distance of 275.43 feet to the Point of Beginning of the land to be described; thence S 01°01'08" W, a distance of 304.69 feet; thence N 90°00'00" W, a distance of 239.91 feet; thence N 38°49'57" E, a distance of 391.08 feet to the point of beginning.

Let written notice hereof be given to all property owners within 350 feet of such property not less than ten (10) days prior to the said hearing date.

New Prague Planning Commission  
Kenneth D. Ondich  
Planning / Community Development Director  
(Published in The New Prague Times, Thursday, January 10, 2019; No. T149-1-10)

## CERTIFICATE OF ASSUMED NAME

MINNESOTA SECRETARY OF STATE Minnesota Statutes Chapter 333

The filing of an assumed name does not provide a user with exclusive rights to that name. The filing is required for consumer protection in order to enable customers to be able to identify the true owner of a business.

ASSUMED NAME: Garage Experts of Southern MN  
PRINCIPAL PLACE OF BUSINESS: 510 N. Montgomery Ave, Le Center, MN 56057 USA

NAMEHOLDER(S): S&C Enterprises, 510 N. Montgomery Ave, Le Center, MN 56057 USA

*By typing my name, I, the undersigned, certify that I am signing this document as the person whose signature is required, or as agent of the person(s) whose signature would be required who has authorized*

## 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 the conditions of the following described mortgage:

DATE OF MORTGAGE: March 29, 2013

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$122,360.00

MORTGAGOR(S): Darwin K. Karsten, a single person  
MORTGAGEE: Wells Fargo Bank, N.A.

DATE AND PLACE OF FILING: Recorded on April 23, 2013 as Document Number 387223 in the Office of the County Recorder of Le Sueur County, Minnesota.

ASSIGNMENTS OF MORTGAGE: Assigned to: None.

LEGAL DESCRIPTION OF PROPERTY: Lot 23, South Tetonka Bay Subdivision, in the city of Waterville, Le Sueur County, Minnesota.

STREET ADDRESS OF PROPERTY: 903 LILLIAN ST W, WATERVILLE, MN 56096  
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: \$112,855.51

TRANSACTION AGENT: None

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

RESIDENTIAL SERVICER: Wells Fargo Bank, N.A.

TAX PARCEL IDENTIFICATION NUMBER: 24.680.0250

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:

*me to sign this document on his/her behalf, or in both capacities. I further certify that I have completed all required fields, and that the information in this document is true and correct and in compliance with the applicable chapter of Minnesota Statutes. I understand that by signing this document, I am subject to the penalties of perjury as set forth in Section 609.48 as if I had signed this document under oath.*

SIGNED BY: Steven S. Brown  
MAILING ADDRESS: None provided

EMAIL FOR OFFICIAL NOTICES:

sbrown9128@hotmail.com  
STATE OF MINNESOTA OFFICE OF THE SECRETARY OF STATE FILED 11/13/2018 Original File Number 1046935200021

(Published in The New Prague Times, Thursdays, January 10 and 17, 2019; No. T147-1-17)

February 27, 2019 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. The time allowed by law for redemption by the United States of America or any agency thereof is twelve (12) months from the date of the sale, if applicable.

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 27, 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.

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

Dated: January 3, 2019  
WELLS FARGO BANK, N.A.

Mortgagee  
TROTTE LAW, P.C.

By: 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  
(18-0980-FC01)

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

(Published in The New Prague Times, Thursdays, January 10, 17, 24, 31, February 7 and 14, 2019; No. T148-2-14)

## PUBLIC NOTICE

### Notice of Hearing on Improvement

TO WHOM IT MAY CONCERN:

Notice is hereby given that the City Council of Elko New Market will meet in the Council Chambers of the City Hall at 8 (p.m.) on January 24th, 2019, to consider the making of an improvement on the following streets by edge mill and thin overlay and associated work, pursuant to Minn. Stat. §§ 429.011 to 429.111.

Street	Begin	End
Elko Main Street	France Avenue	Chowen Avenue
Glenborough Drive	CR 91	Glenmoor Court
Aaron Drive	Approx 250 ft W of Shelly Lane	CR 91 (Natchez Ave)
James Parkway	Approx 175 ft E of Brady Street	Riley Street
Knights Road	Approx 160 ft W of Richard Drive	Webster Street
Xerxes Avenue	County Road 2	Ptarmigan
France Avenue	Approx 80 ft S of 265th Street	Elko Main Street
Francis Lane	Jean Way	Approx 120 ft S of Jean Way
Theresa Marie Drive	Jean Way	Approx 120 ft E of Jean Way
Park Street	Dakota Ave	Wagner Park trail crossing
Tammy Drive	Dorothy Lane	Approx 140 ft W of Dorothy Lane
Jean Way	Francis Lane	Aaron Drive
Dorothy Lane	Aaron Drive	Approx 160 ft N Tammy Drive
Ptarmigan Drive	Xerxes	Woodcrest Lane
Francis Court	Jean Way	Cul-de-sac

The area proposed to be assessed for such improvement consists of all parcels fronting and abutting the listed streets. The estimated cost of the improvement is \$604,754.18. A reasonable estimate of the impact of the assessment will be available at the hearing. Such persons as desire to be heard with reference to the proposed improvement will be heard at this meeting.

Thomas Terry, City Administrator/Clerk

(Published in The New Prague Times, Thursdays, January 10 and 17, 2019; No. T146-1-17)