

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: Keith Seger, married man

Mortgagee: Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Stearns Lending, LLC, its successors and assigns

Dated: November 15, 2019
Recorded: November 18, 2019

Le Sueur County Recorder Document No. 424749

Assigned To: Lakeview Loan Servicing, LLC

Dated: June 4, 2020
Recorded: June 4, 2020

Le Sueur County Recorder Document No. 428294

Assigned To: Lakeview Loan Servicing, LLC

Dated: September 8, 2021
Recorded: September 8, 2021

Le Sueur County Recorder Document No. 439035

Transaction Agent: Mortgage Electronic Registration Systems, Inc.

Transaction Agent Mortgage Identification Number: 100183358077305927

Lender or Broker: Stearns Lending, LLC

Residential Mortgage Servicer: Nationstar Mortgage LLC
Mortgage Originator: Stearns Lending, LLC

LEGAL DESCRIPTION OF PROPERTY: Lot 13 and the North 1/2 of Lot 14 and the North 23 feet of the West 74 feet of the South 1/2 of Lot 14, Block 2, Town of Le Sueur, Le Sueur County, Minnesota.

AND That part of Outlot 7, Plat of Town of Le Sueur, Le Sueur County, Minnesota, described as:

Commencing at the southwesterly corner of Block 2; thence North 30 degrees 42 minutes 23 seconds East (assumed bearing) on the westerly line of Block 2, a distance of 200.07 feet to the southwesterly corner of Lot 12; thence South 59 degrees 16 minutes 59 seconds East on the southerly line of Lot 12, a distance of 125.40 feet to the westerly line of said Outlot 7, also being the point of beginning; thence continuing South 59 degrees 16 minutes 59 seconds East, a distance 114.60 feet to the East line of the West 99 feet of Outlot 7; thence South 00 degrees 28 minutes 09 seconds West on said East line, a distance of 50.81 feet; thence North 61 degrees 09 minutes 00 seconds West, a distance of 112.52 feet to the West line of said

Outlot 7; thence North 00 degrees 28 minutes 09 seconds East on said West line; a distance of 55.05 feet to the point of beginning. Said parcel contains 0.12 acres of land, more or less, and is subject to and together with any and all easements of record.

This is Abstract Property.
TAX PARCEL NO.: 21.800.0110 and 21.800.0085
ADDRESS OF PROPERTY: 109 6th St S
Le Sueur, MN 56058
COUNTY IN WHICH PROPERTY IS LOCATED: Le Sueur
ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$195,395.00

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$292,730.43

That prior to the commencement 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: May 22, 2024, 01:00 PM

PLACE OF SALE: Sheriff's Office, 435 E. Derrynane St., Ste 1100, Le Center, MN 56057

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 Minneso-

ta Statutes section 580.30 or the property redeemed under Minnesota Statutes section 580.23 is November 22, 2024 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: March 11, 2024
Lakeview Loan Servicing, LLC, Assignee of Mortgagee
By: HALLIDAY, WATKINS & MANN, P.C.

Attorneys for:
Lakeview Loan Servicing, LLC, Assignee of Mortgagee
1333 Northland Drive Suite 205
Mendota Heights, MN 55120
801-355-2886
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.

MN22665.
(Published in The New Prague Times, Thursdays, March 21, 28, April 4, 11, 18 and 25, 2024; No. T1251-4-25)

PUBLIC NOTICE

Assessment Notice

TOWNSHIP OF CEDAR LAKE

Important Information Regarding Property Assessments; This may affect your 2025 property taxes

Notice is hereby given that the Board of Appeal and Equalization of the Township of Cedar Lake in Scott County, Minnesota, will meet at the St. Patrick Social Hall at 6:00 p.m. on Thursday, 11th day of April, 2024. The purpose of this meeting is to determine whether taxable 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 the Scott County Assessor's Office to discuss your concerns. If you disagree with the valuation or classification after discussing it 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 the County Board of Appeal and Equalization.

Given under my hand this 11th day of March, 2024
Tery Mahowald, Clerk of the Cedar Lake Township
(Published in The New Prague Times, Thursdays, March 28 and April 4, 2024; No. T1254-4-4)

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: Austin Brown and Carissa Marie Brown, spouses married to each other

Mortgagee: Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Bell Bank, its successors and assigns

Dated: June 1, 2018
Recorded: June 26, 2018

Le Sueur County Recorder Document No. 416661

Assigned To: Freedom Mortgage Corporation

Dated: January 16, 2024
Recorded: January 16, 2024

Le Sueur County Recorder Document No. 451827

Transaction Agent: Mortgage Electronic Registration Systems, Inc.

Transaction Agent Mortgage Identification Number: 101010410000425624

Lender or Broker: Bell Bank, a Corporation

Residential Mortgage Servicer: Freedom Mortgage

Mortgage Originator: Bell Bank, a Corporation

LEGAL DESCRIPTION OF PROPERTY: Lot 3 and the East 13 feet of Lot 4, Block 35, in Parson's, Paquin's and Hitchcock's Addition to the City of Waterville, Le Sueur County, Minnesota

This is Abstract Property.
TAX PARCEL NO.: 24.620.0740

ADDRESS OF PROPERTY: 316 Common St., Waterville, MN 56096

COUNTY IN WHICH PROPERTY IS LOCATED: Le Sueur
ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$166,666.00

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$167,690.58

That prior to the commencement 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: May 15, 2024, 01:00 PM

PLACE OF SALE: Sheriff's Office, 435 E. Derrynane St., Ste 1100, Le Center, MN 56057 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 November 15, 2024 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 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 FIVE UNITS, ARE NOT PROPERTY USED IN AGRICULTURAL PRODUCTION, AND ARE ABANDONED.

Dated: February 29, 2024
Freedom Mortgage Corporation, Assignee of Mortgagee
By: HALLIDAY, WATKINS & MANN, P.C.

Attorneys for: Freedom Mortgage Corporation, Assignee of Mortgagee

1333 Northland Drive, Suite 205
Mendota Heights, MN 55120
801-355-2886
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.

MN22719.
(Published in The New Prague Times, Thursdays, March 14, 21, 28, April 4, 11 and 18, 2024; No. T1243-4-18)

PUBLIC NOTICE

SPECIAL CITY COUNCIL MEETING MINUTES

City of New Prague

Wednesday, December 27, 2023 at 6:00 PM

City Hall Council Chambers - 118 Central Ave N

1. CALL TO ORDER

Mayor Duane Jirik called the meeting to order at 6:00 p.m.
PRESENT: Mayor Duane Jirik, Councilmember Shawn Ryan, Councilmember Maggie Bass, Councilmember Rik Seiler, Councilmember Bruce Wolf

2. APPROVAL OF REGULAR AGENDA

Motion made by Councilmember Seiler, Seconded by Councilmember Bass to approve the regular agenda. Voting Yea: Mayor Jirik, Councilmember Ryan, Councilmember Bass, Councilmember Seiler, Councilmember Wolf. Motion carried (5-0).

a. 2023 Tax Levy, Payable in 2024
Discussion was had, and two members of the public spoke: David McCollister, 112 1st St NE; and Steve Johnson, 1502 9th St SE.

After discussion, motion made by Councilmember Seiler, Seconded by Mayor Jirik to approve the 2023 property tax levy, payable in 2024, Resolution #23-12-27-01a. Voting Yea: Mayor Jirik, Councilmember Ryan, Councilmember Bass, Councilmember Seiler, Councilmember Wolf. Motion carried (5-0).

3. ADJOURNMENT

Motion made by Councilmember Bass, Seconded by Councilmember Ryan to adjourn the meeting at approximately 6:28 p.m. Voting Yea: Mayor Jirik, Councilmember Ryan, Councilmember Bass, Councilmember Seiler, Councilmember Wolf. Motion carried (5-0).

ATTEST:

Duane J. Jirik, Mayor
Joshua M. Tetzlaff, City Administrator
(Published in The New Prague Times, Thursday, March 28, 2024; No. T1255-3-28)