

Public Notices

PUBLIC NOTICE NOTICE OF ASSESSMENT LIEN FORECLOSURE SALE

WHEREAS, default has been made in the terms and conditions of the Common Interest Community No. 39 Planned Community Prague Estates Townhomes Declaration of Prague Estates Townhomes Association (henceforth the "Declaration") dated March 31, 2004 and recorded in the office of the County Recorder in and for Le Sueur County, Minnesota on May 12, 2004, as Document No. 319972, which said Declaration covers the following described property situated in the County of Le Sueur, State of Minnesota, to-wit:

Legal Description: Lot 4, Block 5, Prague Estates Fifth Addition, CIC No. 39, Le Sueur County, Minnesota
Street Address: 1506 Praha St. SE, New Prague, MN 56071
PID #: 23-609-0480

WHEREAS, pursuant to said Declaration, there is claimed to be due and owing as of the date of this Notice by Tanya Ryan, as unit owner, to Prague Estates Townhomes Association, a Minnesota non-profit corporation, the principal amount of Four-Thousand One-Hundred and Forty and 47/100 Dollars (\$4,140.47) for assessments, interest and past due attorney fees through November 16, 2016; and no other action being now pending at law or otherwise to recover said debt or any part thereof, and;

WHEREAS, pursuant to the Declaration and Minn. Stat. §515B 3-116(h), said debt created a lien upon said premises in favor of Prague Estates Townhomes Association as evidenced by the lien statement dated August 8, 2016 and filed in the office of the County Recorder in and for Le Sueur County, Minnesota on August 11, 2016, as Document No. 405582.

NOW, THEREFORE, notice is hereby given that by virtue of the power of sale created by statute, said lien will be foreclosed by the sale of said premises with the hereditaments and appurtenances, which said shall will be made by the Sheriff of Le Sueur County, Minnesota at the Le Sueur County Sheriff's Department, 130 S. Park Ave. Le Center, MN 56057, on January 25, 2017 at 1:00 o'clock PM., at public auction to the highest bidder, for cash, to pay the amount then due for said assessments, together with the costs of foreclosure, including attorneys' fees as allowed by law. The time allowed by law for redemption by the unit owners, their personal representatives or assigns is six (6) months from the date of said sale.

TIME AND DATE TO VACATE PROPERTY: If the real estate is an owner-occupied single family dwelling unless otherwise provided by law, the date on or before which the unit owners must vacate the property if the lien is not reinstated

under Minn. Stat. §580.30 or the property is not redeemed under Minn. Stat. §580.23 is 11:59 p.m. on July 25, 2017. If the foregoing date is a Saturday, Sunday or legal holiday, then the date to vacate the property is the next business day at 11:59 p.m.

Dated: November 16, 2016

PRAGUE ESTATES TOWNHOMES ASSOCIATION

By: Roeder Smith Jadin, PLLC
Nicholas W. Rogers (#0395623)
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(Published in The New Prague Times Thursdays, November 24, December 1, 8, 15, 22 and 29 2016, No. T699-12-29)

PUBLIC NOTICE NOTICE OF FILING

Pursuant to the Articles of Incorporation and By-Laws of the New Prague-Ceska-Louisville Mutual Insurance Company, New Prague, MN we will be accepting nominations from now until January 18, 2017 for the positions of two (2) directors for three (3) year terms. Nominations for this position in the form of a written letter will be accepted at the home office of New Prague-Ceska-Louisville Mutual Insurance Company, 205 County Road 37, New Prague, MN 56071.

(Published in The New Prague Times, Thursdays, December 22 and 29, 2016; No. T716-12-29)

NOTICE OF MORTGAGE FORECLOSURE SALE

Date: December 16, 2016

YOU ARE NOTIFIED THAT:

1. Default has occurred in the conditions of the Mortgage dated July 17, 2012, executed by Sheila M. Volk, a single woman, a/k/a Sheila M. Beaty, as Mortgagor, to AgStar Financial Services, FLCA, as Mortgagee, and filed for record July 19, 2012, as Document No. 381937, in the Office of the County Recorder of Le Sueur County, Minnesota. The land described in the Mortgage is not registered land.

2. The Mortgage has not been assigned.

3. The original principal amount secured by the Mortgage was \$68,000.00.

4. No action or proceeding at law is now pending to recover the debt secured by the Mortgage, or any part thereof.

5. The holder of the Mortgage has complied with all conditions precedent to acceleration of the debt secured by the Mortgage and foreclosure of the Mortgage, and all notice and other requirements of applicable statutes.

6. At the date of this Notice

the amount due on the Mortgage, and taxes, if any, paid by the holder of the Mortgage is \$68,334.78.

7. Pursuant to the power of sale in the Mortgage, the Mortgage will be foreclosed, and the land located in Le Sueur County, Minnesota, described as follows: LOT 5, BLOCK 35, KASOTA, LE SUEUR COUNTY, MINNESOTA will be sold by the County Sheriff of Le Sueur County, Minnesota, at public auction on February 8, 2017, at 1:00 p.m., at the Le Sueur County Sheriff's Department, located at 88 South Park Avenue, Le Center, Minnesota.

8. To the best of Mortgagee's information, the property being foreclosed has a property address of 100 North Webster Street, Kasota, Minnesota 56050, and has tax parcel identification number 18.410.0980.

9. The time allowed by law for redemption by Mortgagor or Mortgagor's personal representatives or assigns is six (6) months after the date of sale.

10. The property must be vacated by 11:59 p.m. on August 8, 2017, provided the Mortgagor has not reinstated the Mortgage under Minnesota Statutes, Section 580.30 or redeemed the property under Minnesota Statutes, Section 580.23. 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.

11. 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.

THE PURPOSE OF THIS COMMUNICATION IS TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

AGSTAR FINANCIAL SERVICES, FLCA
/s/ Benjamin B. Bohnsack (#319399)
Rinke Noonan
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1015 W. St. Germain St.
P.O. Box 1497
St. Cloud, MN 56302
(320) 251-6700
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Our File No. 14790-0272
Email:
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Attorneys for Mortgagee
(Published in The New Prague Times, Thursdays, December 22, 29, 2016 January 5, 12, 19 and 26, 2017; No. T719-1-26)

PUBLIC NOTICE

Cedar Lake Township Notice of Filing Dates and Offices for Annual Township Elections

Notice is hereby given to qualified voters of Cedar Lake Township, Scott County, Minnesota that filing for the Annual Township Election to be held on Tuesday, March 14, 2017, will be accepted for the following offices.

- One (1) Supervisor for a three (3) year term. (Seat 3)
- One (1) Treasurer for a two (2) year term.

Affidavits of Candidacy will be accepted by appointment with the Town Clerk, 612-308-0871 at the office of 24806 East Cedar Lake Drive, New Prague, MN 56071. Filings will be held for a two week period beginning Tuesday, January 3, 2017 at 8:00 AM and ending Tuesday, January 17, 2017 at 5:00 PM. The filing fee is \$2.00.

Lorie Speltz, Clerk
Cedar Lake Township
(Published in The New Prague Times, Thursdays, December 22 and 29, 2016; No. T720-12-29)

PUBLIC NOTICE

Notice of Filing for Wheatland Township Election

Filing for the following Wheatland Township elective offices will be open from January 3, 2017 through 5:00 pm January 17, 2017.

- Election will be held on March 14, 2017
- One Treasurer - 2 year term
- One Supervisor - 3 year term

Affidavits of Candidacy can be filed at the office of the Clerk for a \$2.00 filing fee at 11565 Union Lake Trail, Montgomery, MN. The Office will be open on Tuesday January 17th from 1:00 pm to 5:00 pm. Please call ahead. (507) 744-2742 or (507) 995-7446.

James Duban
Wheatland Township Clerk
(Published in The New Prague Times, Thursdays, December 15, 22 and 29, 2016; No. T713-12-29)

PUBLIC NOTICE

CEDAR LAKE AREA WATER & SANITARY SEWER DISTRICT ORDINANCE NO. 2

SEWER SERVICE CHARGE & SPECIAL DEBT SERVICE CHARGE

On December 22, 2016, the Board of Directors of the Cedar Lake Area Water & Sanitary Sewer District, Scott County, Minnesota adopted Ordinance No. 2 which is effective January 1, 2017.

ORDINANCE NO. 2

CEDAR LAKE AREA WATER AND SANITARY SEWER DISTRICT SCOTT COUNTY, MINNESOTA AN ORDINANCE AMENDING THE SEWER SERVICE CHARGE AND ESTABLISHING THE SPECIAL DEBT SERVICE CHARGE

RATES FOR DISTRICT ALLOCATIONS.

An ordinance regulating the use of and amending the sewer service charge and establishing the Special Debt Service Charge for properties within the Cedar Lake Area Water and Sanitary Sewer District.

Be it ordained and enacted by the Board of the Cedar Lake Area Water and Sanitary Sewer District, Scott County, Minnesota as follows:

ARTICLE I

Definitions

Unless the context specifically indicates otherwise, the terms used in this ordinance shall have the meanings designated in District Ordinance No. 1, or as otherwise hereby designated:

- Sec. 1. "Allocation" - One of 364 existing residential properties or platted lots eligible for connection to the District's Treatment Facilities, whether currently connected or identified as eligible for future connection.
- Sec. 2. "Allocation, Connected" - An Allocation currently connected to the Treatment Facilities.
- Sec. 3. "Allocation, Unconnected" - An Allocation not currently connected to the Treatment Facility.
- Sec. 4. "Special Debt Service Charge" - A charge to users of the wastewater treatment facility for the purpose of repaying the District's share of capital improvement costs associated with the City of New Prague's Waste Water Treatment Plant. This charge is separate and in addition to the Debt Service Charge described in Ordinance No. 1.

ARTICLE II

The Sewer Service Charge System

- Sec. 1. Effective January 1, 2017, the Sewer Service Charge System (SSCS) shall be modified in accordance with this Ordinance.
- Sec. 2. Notwithstanding any other ordinance or regulation adopted by the District, the District Board has determined that the proportionate share of each Allocation's costs associated with the use and availability of access to the Treatment Facilities is fair and equitable when allocated when administered in accordance with this Ordinance.
- Sec. 3. The Sewer Service Charge for each Connected Allocation shall be eighty dollars (\$80.00) per month.
- Sec. 4. The Special Debt Service Charge for each Allocation, including Unconnected Allocations shall be twenty dollars (\$20.00) per month.

ARTICLE III

Validity

- Sec. 1. This Ordinance shall be in full force and take effect from and after its passage and approval and publication as provided by law.
- Sec. 2. If there is a conflict between this Ordinance and any other ordinance, the terms, definitions and provisions of this Ordinance shall prevail and take precedence of ordinances in conflict with this Ordinance.
- Sec. 3. Passed by the Cedar Lake Area Water and Sanitary Sewer District Board on the 22nd day of December, 2016.

(Published in The New Prague Times, Thursday, December 29, 2016; No. T722-12-29)