

Public Notices

PUBLIC NOTICE
Notice of Informal Probate of Will and Appointment of Personal Representative and Notice to Creditors
 State of Minnesota
 Scott County

District Court
 First Judicial District
 Court File Number:
 70-PR-24-7022
 Case Type: Informal Probate
 In re the Estate of Gary Jon Anderson, aka, Gary J. Anderson and aka Gary Anderson, Deceased

TO ALL INTERESTED PERSONS AND CREDITORS:
 Notice is hereby given that an application for informal probate of the above-named Decedent's Last Will dated May 18, 2023 has been filed with the Probate Registrar, and the application has been granted.

Notice is also given that the Probate Registrar has informally appointed the following: Self-Represented Litigant Keith Alan Anderson, 3934 Pershing Street, Prior Lake, MN 55372
 Email: Scleropages2003@yahoo.com
 Phone Number: 952-288-4374 as personal representative of the Estate of the Decedent. Any heir, devisee or other interested person may be entitled to appointment as personal representative, or may object to the appointment of the personal representative. Unless objections are filed pursuant to Minn. Stat. § 524.3-607, and the court otherwise orders, the personal representative has full power to administer the Estate, including, after 30 days from the date of issuance of letters, the power to sell, encumber, lease or distribute real estate.

Any objections to the probate of the Will, or to the appointment of the personal representative, must be filed with this court, and will be heard by the court after the filing of an appropriate petition and proper notice of hearing.

Notice is also given that, subject to Minn. Stat. § 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 (4) months after the date of this Notice, or the claims will be barred.
 Date: May 22, 2024
 Delores A. Beussman
 Deputy Probate Registrar
 Vicky L. Carlson
 Court Administrator
 (Published in The New Prague Times, Thursdays, June 13 and 20, 2024; No. T1308-6-20)

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 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. 21-480-0070.
 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: \$243,762.72

TRANSACTION AGENT: Mortgage Electronic Registration 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: July 10, 2024 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 mortgagee or(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 January 10, 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: May 13, 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 Fondungalah, Esq.*
 Samuel R. Coleman, Esq.
 Sung Woo Hong, Esq.
 Attorneys for Mortgagee
 25 Dale Street North
 St. Paul, MN 55102
 (651) 209-9760
 (24-0180-FC01)

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.

(Published in The New Prague Times, Thursdays, May 16, 23, 30, June 6, 13 and 20, 2024; No. T1294-6-20)

PUBLIC NOTICE
CITY OF SHAKOPEE - JACKSON COMMONS PARK SHAKOPEE, MN
NOTICE OF BID

The City of Shakopee, Minnesota is presently soliciting competitive "Prime Contract Bids" for Jackson Commons Park. Sealed bids will be received electronically through Building Connected using the following link: <https://app.buildingconnected.com/public/5757529c4425ca0a0029307b>, free of charge to Contractors. No other agent is authorized to receive bids. Bids will be received until **2:00 p.m. local time, on Tuesday, July 9th, 2024** at which time they will be publicly tabulated for review. Please join us for a Zoom at the following link:
<https://krausanderson.zoom.us/j/81002020538?p-wd=peo2OGrA6RE2LpawplwjeoRIB8FLRm.1>
 Meeting ID: 810 0202 0538
 Passcode: 748383

Bidders are also invited to review the results online at <https://www.krausanderson.com/trade-partners/>.

All bids shall be on a lump sum basis. No bid may be withdrawn for a period of 60 days after bid receipt without consent of the Owner. Each bidder shall accompany the Bid Form with a bid security as described in the Instructions to Bidders. The Owner reserves the right to reject any or all bids and to waive any irregularities in bids.

This portion of the project involves mass grading, new asphalt and concrete paving, landscaping, play area and a bike skills course on an 8 acre site.

Direct communications regarding this Project to the office of the Construction Manager:

Molly Jutz
 Kraus-Anderson Construction Company
 501 South 8th Street, Minneapolis, MN 55404
 Phone: 612-336-6453
 Molly.Jutz@krausanderson.com

Obtain Bidding Documents, including the online bidding instructions, as well as Drawings and Specifications, via free electronic download by visiting <https://app.buildingconnected.com/public/5757529c4425ca0a0029307b>. Contact Tasha McFarland with any planroom downloading or ordering questions at 612-335-2747 or natasha.mcfarland@krausanderson.com to receive an invite. Kraus-Anderson will not be responsible for notifying individual parties who obtained documents without utilizing the Building Connected process through KA, when Addenda are issued.

Bidding Documents will be available for inspection at the office of the Construction Manager and the office of the Architect: Confluence; as well as several Builder's Exchanges: MEDA, Mid-Minnesota, Rochester, Duluth, and MBEX.

A Pre-Bid conference will be held at the following location and time:

Monday, June 24th @ 11:00 a.m. CST via Zoom
<https://krausanderson.zoom.us/j/81009653332?pwd=RtvUN-uPVfJzs5gp0nbIDHLSKZlynYj.1>
 Meeting ID: 810 0965 3332
 Passcode: 652070
 (Published in The New Prague Times, Thursdays, June 20 and 27, 2024; No. T1313-6-27)

PUBLIC NOTICE
 ORDINANCE NO.297
 CITY OF ELKO NEW MARKET
 SCOTT COUNTY, MINNESOTA

AN ORDINANCE REZONING PROPERTY FROM R1, SUBURBAN SINGLE-FAMILY RESIDENTIAL AND UR, URBAN RESERVE TO PUD, PLANNED UNIT DEVELOPMENT DISTRICT IN CONJUNCTION WITH PARKWAY MEADOWS

THE CITY COUNCIL OF THE CITY OF ELKO NEW MARKET ORDAINS:

Section 1. Legal Description. The following described property located within the City of Elko New Market, Scott County, Minnesota is hereby rezoned from UR, Urban Reserve to PUD, Planned Unit Development District:

That part of the Southwest Quarter of the Southeast Quarter of Section 21, Township 113, Range 21, Scott County, Minnesota, lying north of the south 900.00 feet thereof, and the South Half of the Northwest Quarter of the Southeast Quarter of said Section 21. The following described property located within the City of Elko New Market, Scott County, Minnesota is hereby rezoned from R1, Suburban Single-Family Residential to PUD, Planned Unit Development District:

Outlot B, Whispering Creek North 3rd Addition, according to the recorded plat thereof, Scott County, Minnesota.

And
 Outlot C, Whispering Creek North 3rd Addition, according to the recorded plat thereof, Scott County, Minnesota.

Section 2. PUD Zoning. The City has rezoned the above-referenced property from UR, Urban Reserve and R1, Suburban Single-Family Residential to PUD, Planned Unit Development District. All lots in the Parkway Meadows plat shall be subject to the R-1 Single-Family Residential District except as follows:

a. Minimum lot requirements:

Approved for Parkway Meadows	
Minimum Lot Size	7,800 square feet
Minimum Lot Width	65'
Front Setback	25'
Side Setback	7'
Side Corner Setback	20'
Rear Setback	20'
Rear Deck Setback	20'
Wetland Setback	40'
Block Length (12-9-3)	Northerly most block allowed to be 1,232' in length
Sidewalks (12-9-5-1 (Z))	Sidewalk only required on east side of Riley Road, south of James Parkway

Section 3. Development Plans. The plat shall be developed in accordance with the following plans, subject to conditions as con-

tained in the 5/28/24 Planning Commission report, conditions noted on the redlined plans dated 5/28/24, and subject to recommendations of the City Engineer as contained in memorandum dated April 15, 2024:

- Parkway Meadows Preliminary Plat prepared by Pioneer Engineering and dated 5/17/2024, and containing the following (26) sheets:
 - Existing conditions & Resource Inventory
 - Preliminary Plat and Preliminary Site Plan
 - Preliminary Grading Plan, Erosion Control, Seeding Plan and Grading Details
 - Preliminary Sanitary Sewer and Watermain Plan
 - Preliminary Storm Sewer Plan
 - Preliminary Street Plan and Profiles
 - Landscape Plan
 - Tree Preservation Plan
- Storm Water Management Plan prepared by Pioneer Engineering, dated 4/3/23 and containing 350 sheets.

Section 4. Regulations. The PUD must be maintained and comply with the following conditions:

- For the segment of Riley Road located south of James Parkway, the road right-of-way shall be shifted to the east and dedicated entirely within the Parkway Meadows plat.
- Riley Road shall be constructed to the southerly property line of the plat.
- Outlots A and B containing wetlands and stormwater ponds shall be dedicated to the City;
- Outlot C containing stormwater ponds and public land dedication shall be dedicated to the City;
- Proposed Lots 55, 56, and 57 shall be combined with proposed Outlot C and incorporated into the proposed public land dedication.

Section 5. Section 11-28C-21 of the Elko New Market City Code is amended to add the following:

PUD-10: Parkway Meadows, Ordinance No. 297

Section 6. Zoning Map. The zoning map of the City of Elko New Market shall not be republished to show the aforesaid zoning, but the Clerk shall appropriately mark the zoning map on file in the Clerk's Office for the purpose of indicating the rezoning hereinabove provided for in this ordinance, and all of the notations, references, and other information shown thereon are hereby incorporated by reference and made a part of this ordinance.

Section 7. Effective Date. This ordinance shall be effective upon:

- Its passage by the City Council
- Metropolitan Council approval of the Comprehensive Plan Amendment
- The recording of the Parkway Meadows final plat with Scott County

PASSED AND ADOPTED this 13th day of June 2024, by the City Council of the City of Elko New Market.

CITY OF ELKO NEW MARKET

BY: Joe Julius, Mayor

ATTEST:

Thomas Terry, City Clerk

(Published in The New Prague Times, Thursday, June 20, 2024; No. T1312-6-20)

PUBLIC NOTICE
NOTICE OF PUBLIC HEARING FOR PROPOSED RESOLUTION VACATING DRAINAGE AND UTILITY EASEMENT UPON PETITION OF MAJORITY OF ABUTTING LANDOWNERS

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the Elko New Market City Council on Thursday, July 11th, 2024, at 7:00 p.m., or shortly thereafter at the Elko New Market City Hall, 601 Main Street, Elko New Market, MN 55054, to consider the proposed Resolution Vacating Drainage and Utility Easement Upon Petition of Majority of Abutting Landowners for Lot 11, Block 3 of Pete's Hill.

Let written notice hereof be given not less than ten (10) days prior to the said hearing date. Anyone wishing to express an opinion about the proposed amendment orally or in writing will be heard at the public hearing.

Dated this 20th day of June 2024.

CITY OF ELKO NEW MARKET:

Jacob Skluzacek, Planner 1

(Published in The New Prague Times, Thursdays, June 20 and 27, 2024; No. T1311-6-27)

PUBLIC NOTICE

NOTICE OF FILING INTENT TO DISSOLVE R GARDNER CONCRETE, INC.

NOTICE IS HEREBY GIVEN, that on June 4, 2024, a notice of intent to dissolve R Gardner Concrete, Inc., was filed with the Minnesota Secretary of State, and pursuant to Minnesota Statutes, Section 302A.727, the following information is supplied to each creditor and claimant of the corporation:

- DISSOLUTION. R Gardner Concrete, Inc. is in the process of a voluntary dissolution under Minnesota Statutes, Section 302A.721.
- FILING OF NOTICE. On June 4, 2024, R Gardner Concrete, Inc. filed a notice of intent to dissolve with the Minnesota Secretary of State.
- ADDRESS FOR CLAIMS. The address of the office to which written claims against R Gardner Concrete, Inc., must be presented is: 14868 Oakcrest Circle, Savage, MN 55378
- CLAIMS LIMITATION. The date by which all the claims against R Gardner Concrete, Inc., must be received, pursuant to Minnesota Statutes, Section 302A.727, Subd. 2(e), shall be September 3, 2024.

Dated June 4, 2024

R GARDNER CONCRETE, INC.

BY /s/ Randall R. Gardner

ITS PRESIDENT

(Published in The New Prague Times, Thursdays, June 13, 20, 27 and July 4, 2024; No. T1307-7-4)