

# PUBLIC NOTICES

**PUBLIC NOTICE  
NOTICE AND ORDER OF  
HEARING ON PETITION  
FOR PROBATE OF WILL  
AND APPOINTMENT OF  
PERSONAL  
REPRESENTATIVE AND  
NOTICE TO CREDITORS  
STATE OF MINNESOTA  
COUNTY OF LE SUEUR  
FIRST JUDICIAL  
DISTRICT DISTRICT  
COURT PROBATE  
DIVISION  
Court File No. 40-PR-18-1145  
Estate of Roger W. Ebert,  
a/k/a Roger Ebert,  
Decedent**

It is Ordered and Notice is given that on December 13, 2018, at 9:00 a.m., a hearing will be held in this Court at 88 South Park Avenue, Le Center, Minnesota, for the formal probate of an instrument purporting to be the Will of the Decedent dated, January 28, 2016, ("Will"), and for the appointment of Naomi R. Volkmer, whose address is 8108 320th Avenue, Waseca, MN 56093 as Personal Representative of the Estate of the Decedent in an UNSUPERVISED administration. Any objections to the petition must be filed with the Court prior to or raised at the hearing. If proper and if no objections are filed or raised, the Personal Representative will be appointed with full power to administer the Estate including the power to collect all assets, to pay all legal debts, claims, taxes and expenses, to sell real and personal property, and to do all necessary acts for the Estate.

Notice is also given that (subject to Minnesota Statutes section 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 months after the date of this Notice or the claims will be barred.

Dated: October 23, 2018  
BY THE COURT  
Mark C. Vandelist  
Judge of District Court  
/s/ Lauren Jensen,  
Joanne M. Kopet  
Deputy Court Administrator  
Attorney for Petitioner  
Andrew A. Willaert  
Gislason & Hunter LLP  
124 East Walnut Street,  
Suite 200  
Mankato, MN, 56001  
Attorney License No:153047  
Telephone: (507) 387-1115  
FAX: (507) 387-4413  
Email:  
awillaert@gislason.com

(Published in the Waterville Lake Region Life, Thursdays, November 1 and 8, 2018; No. W460-11-8)

**PUBLIC NOTICE  
NOTICE OF MORTGAGE  
FORECLOSURE SALE  
THE RIGHT TO VERIFI-  
CATION 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: September 23, 2005

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$69,000.00

MORTGAGOR(S): Bruce D. Childs and Brenda A. Childs, as husband and wife

MORTGAGEE: Wells Federal Bank, FSB

DATE AND PLACE OF FILING: Filed September 29, 2005, Office of the Le Sueur County Recorder, Document No. 333952

ASSIGNMENTS OF MORTGAGE: N/A.

LEGAL DESCRIPTION OF PROPERTY: Lot Eight (8) and the West Half (W1/2) of Lot Seven (7), in Block Fourteen (14) in the Village of Elysian, formerly called Logan, according to the recorded plat on file and of record in the Office of the County Recorder in and for Le Sueur County, Minnesota.

TAX PARCEL NO.: 16.440.0680

STREET ADDRESS OF PROPERTY: 203 Park Ave. NE, Elysian, MN 56028

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: \$61,950.03

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 above-described property will be sold by the Sheriff of said county as follows:

DATE AND TIME OF SALE: November 28, 2018, at 1:00 p.m.

PLACE OF SALE: Le Sueur County Sheriff's Office, 130 South Park Avenue, Le Center, Minnesota 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 mortgagor(s), their personal representatives or assigns is six (6) months from the date of sale.

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 May 28, 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."

Dated: October 3, 2018

CITIZENS COMMUNITY FEDERAL N.A.,

AS SUCCESSOR IN INTEREST BY MERGER WITH WELLS FEDERAL BANK F/K/A WELLS FEDERAL BANK, FSB

By: /s/ Mark J. Rahrlick  
Mark J. Rahrlick  
SMITH, TOLLEFSON,  
RAHRICK & CASS  
108 W. Park Square, Suite A  
P.O. Box 271  
Owatonna, MN 55060  
Phone: (507) 451-6540

Attorney Reg. No. 252402

ATTORNEYS FOR CITIZENS COMMUNITY FEDERAL N.A., AS SUCCESSOR IN INTEREST BY MERGER WITH WELLS FEDERAL BANK F/K/A WELLS FEDERAL BANK, FSB, MORTGAGEE, AND ON BEHALF OF CITIZENS COMMUNITY FEDERAL N.A., AS SUCCESSOR IN INTEREST BY MERGER WITH WELLS FEDERAL BANK F/K/A WELLS FEDERAL BANK, FSB

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

(Published in The Elysian Enterprise, Thursdays, October 11, 18, 25, November 1, 8, and 15, 2018; No. E244-11-15)

**PUBLIC NOTICE  
NOTICE OF MORTGAGE  
FORECLOSURE SALE**

Minn. Stat. 580.025, 580.04  
DATE: 09/04/2018

YOU ARE NOTIFIED that default has occurred in the conditions of the following described Mortgage:

**INFORMATION REGARDING MORTGAGE TO BE FORECLOSED**

1. Date of Mortgage: 09/29/2016

2. Mortgagors: Daniel Nussbaum, a single person

3. Mortgagees: First State Bank of Le Center

4. Recording Information: Recorded on 10/03/2016, as Document Number 406399 in the Office of the County Recorder of Le Sueur County, Minnesota.

5. Assignments of Mortgage, if any: Assigned to N/A

**INFORMATION REGARDING MORTGAGED PREMISES**

6. Tax parcel identification number of the mortgaged premises: 24.510.1010

7. Legal description of the mortgaged premises:

The North 44 feet of Lot 7 and the South 21 feet of Lot 1, Block 13, Waterville, Le Sueur County, Minnesota.

8. The physical street address, city, and zip code of the mortgaged premises: 116 3rd Street S. Waterville, MN 56096

**OTHER FORECLOSURE DATA**

9. The person holding the

Mortgage: is not a transaction agent, as defined by Minn. Stat. 58.02, subd. 30.

The name(s) of the residential mortgage servicer, and the lender or broker, as defined in Minn. Stat. 58.02, is/are

10. If stated on the Mortgage, the name of the mortgage originator, as defined in Minn. Stat. 58.02, is First State Bank of Le Center

**INFORMATION REGARDING FORECLOSURE**

11. The requisites of Minn. Stat. 580.02 have been satisfied.

12. The original principal amount secured by the Mortgage was \$105,000.00

13. At the date of this notice the amount due on the Mortgage, including taxes, if any, paid by the holder of the Mortgage, is: \$99,423.87

14. Pursuant to the power of sale in the Mortgage, the Mortgage will be foreclosed, and the mortgaged premises will be sold by the Sheriff of Le Sueur County, Minnesota, at public auction on November 28, 2018, 1:00 p.m., at 88 South Park Ave. Le Center, MN 56057

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

16. Minn. Stat. 580.04(b) provides, "If the real estate is an owner-occupied, single-family dwelling, the notice must also specify the date on or before which the mortgagor must vacate the property if the mortgage is not reinstated under section 580.30 or the property redeemed under section 580.23." If this statute applies, the time to vacate the property is 11 :59 p.m. on 05/29/2019.

"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."

Name and address of Attorney for Mortgagee or Mortgage Assignee:

David A. Yates  
(ID# 0368946)  
Christian, Keogh, Moran & King  
65 S. Park Avenue  
PO Box 156  
Le Center, MN 56057-0156  
Phone: 507-357-2278  
Fax: 507-357-2270

Name of Mortgagee or Mortgage Assignee: First State Bank of Le Center

(Published in the Waterville Lake Region Life, Thursdays, October 4, 11, 18, 25, November 1 and 8, 2018; No. W438-11-8)

**PUBLIC NOTICE  
PUBLIC NOTICE**

**NOTICE OF GENERAL ELECTION  
CITY OF MORRISTOWN, MINNESOTA**

NOTICE IS HEREBY GIVEN that THE REGULAR General Election of the City of Morristown, Minnesota will be held on Tuesday, November 6, 2018 between the hours of 7 A.M. to 8 P.M. for the purpose of electing the office of Mayor for a two year term and two Council Members offices for a four year term each. The polling place for all city residents, Rice County, is in the Morristown Community Center at 402 Division Street South. The official ballot will contain Federal, State, County, City and School District Offices. The said ballot for said election will take approximately the form set forth below.

Sheri Gregor, City Clerk/Treasurer

**City Offices  
Mayor  
City of Morristown  
Vote for one**

- Rick Vollbrecht
- Kurt Wolf
- Tony A. Lindahl
- write-in, if any \_\_\_\_\_

**Council Member  
City of Morristown  
Vote for Up to Two**

- Justin Duncan
- Seth Prescher
- Timothy Flaten
- Jake Golombeski
- write-in, if any \_\_\_\_\_
- write-in, if any \_\_\_\_\_

(Published in the Waterville Lake Region Life, Thursday, November 1, 2018; No. W461-11-1)

**PUBLIC NOTICE  
NOTICE OF GENERAL ELECTION  
CITY OF WATERVILLE, MINNESOTA**

NOTICE IS HEREBY GIVEN that the regular General Election of the City of Waterville, Minnesota will be held on Tuesday, November 6, 2018, between the hours of 7 A.M. to 8 P.M. to fill two Council Member offices for four-year terms, the office of the Mayor for a term of two-years. The ballot will contain Federal, State, County, City and School District Offices. The polling place for all City residents is the City Hall, 220 Paquin Street East (former Senior Center). The Official ballots for said election will take approximately the form set forth below.

Teresa Hill, Administrator/Clerk

**OFFICIAL SAMPLE BALLOT**

**City Offices  
Mayor  
City of Waterville  
Vote for One**

- Alan Schmidkte
- Write-in, if any \_\_\_\_\_

**Council Member  
City of Waterville  
Vote for Up to Two**

- David K. Wollin
- Roy McIntyre
- Write-in, if any \_\_\_\_\_
- Write-in, if any \_\_\_\_\_

(Published in the Waterville Lake Region Life, Thursdays, October 25 and November 1, 2018; No. W454-11-1)