

# Public Notices

## PUBLIC NOTICE

### Derrynane Township

#### Notice of Filing Dates and Offices for Annual Township Elections

Notice is hereby given to qualified voters of Derrynane Township, Le Sueur County, Minnesota that filing for the Annual Township Elections to be held on Tuesday, March 11, 2025, will be accepted for the following offices:

- One Supervisor, Seat 1, for a term of three years.
- One Treasurer for a term of two years.

Affidavit of Candidacy filings will be held for a two week period beginning Tuesday, December 31, 2024 at 8:00 am and ending Tuesday, January 14, 2025 at 5:00 pm. The filing fee for Township office is \$2.00.

Affidavits of Candidacy will be accepted by appointment with the Town Clerk. Clerk's home will also be open between the hours of 1:00 pm to 5:00 pm on Tuesday, January 14, for filing. Clerk, Cindy Jirak, 31501 201st Ave, New Prague, MN 56071. Phone 952-486-9380.

Cindy Jirak, Clerk, Derrynane Township

(Published in The New Prague Times, Thursdays, December 12 and 19, 2024; No. T1506-12-19)

## 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: August 9, 2004

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$326,900.00

MORTGAGOR(S): Jason J. Williamson, and, Karen Williamson, husband and wife

MORTGAGEE: Navy Federal Credit Union

DATE AND PLACE OF FILING: August 17, 2004 as Doc. No. A 668507 in the Office of the County Recorder in Scott County, Minnesota.

TAX PARCEL I.D. NO.: 27-349013-0

LEGAL DESCRIPTION OF PROPERTY: LOT 13, BLOCK 1, WYNDAM PONDS 1ST ADDITION, ACCORDING TO THE RECORDED PLAT THEREOF AND SITUATE IN SCOTT COUNTY, MINNESOTA.

Abstract Property STREET ADDRESS OF PROPERTY: 1862 Omega Drive, Shakopee, MN 55379

COUNTY IN WHICH PROPERTY IS LOCATED: Scott LENDER OR BROKER AND MORTGAGE ORIGINATOR: Navy Federal Credit Union

RESIDENTIAL MORTGAGE SERVICER: Navy Federal Credit Union

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE: \$343,418.44 AS OF 11/08/2024.

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 Mortgage will be foreclosed, and the mortgaged premises will be sold by the Sheriff of Scott County, Minnesota at public auction as follows:

DATE AND TIME OF SALE: February 4, 2025 at 10 AM

PLACE OF SALE: Scott County Sheriff's Office, 301 Fuller Street South, Shakopee, MN 55379 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) or Mortgagor's personal representatives or assigns is six (6) months.

TIME AND DATE TO VACATE PROPERTY: If the mortgage is not reinstated under Minn. Stat. §580.30 or redeemed under Minn. Stat. §580.23, the mortgagor must vacate the mortgaged property by 11:59 P.M. on August 4, 2025, or the next business day if August 4, 2025 falls on a Saturday, Sunday or legal holiday.

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 MORTGAGED PREMISES ARE IMPROVED WITH A RESIDENTIAL DWELLING OF LESS THAN FIVE UNITS, ARE NOT PROPERTY USED IN AGRICULTURAL PRODUCTION, AND ARE ABANDONED.

Publication to begin the week of: 12/19/2024

Navy Federal Credit Union, Mortgagee/Mortgagee Assignee  
The Sayer Law Group, P.C., Brian G. Sayer, Attorney for Mortgagee/Mortgagee Assignee  
925 E. 4th St., Waterloo IA 50703

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

(Published in The New Prague Times, Thursdays, December 19, 26, 2024 January 2, 9, 16 and 23, 2025; No. T1508-1-23)

## 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 14, 2025 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 10th Avenue NE, New Prague, MN 56071

(Published in The New Prague Times, Thursdays, December 12 and 19, 2024; No. T1502-12-19)

## INDEPENDENT

### SCHOOL DISTRICT NO. 721

#### SUMMARY OF REGULAR SCHOOL BOARD MEETING MONDAY, NOVEMBER 25, 2024 • 6:00 PM

Vice Chairperson Bartusek called the meeting to order at 6:01 p.m. Roll call was taken with Goldade noted as absent. The Pledge of Allegiance was recited. Blumberg was recognized as the 2025 National Merit Scholarship Program Commended Student. A presentation was given by Community Services. No open forum. Motion by Havlicek, seconded by Holden, to approve the agenda. Carried. Motion by Steinhoff, seconded by Holden, to approve the consent agenda. Carried. Board committee reports were given. Superintendent's report was given. The following policies were reviewed for a first reading: 204; 512; and 608. The Superintendent's Evaluation was tabled at this time due to the Chair's absence. Motion by Steinhoff, seconded by Havlicek, to approve the 2024-25 Revised Budget. Carried. Motion by Holden, seconded by Steinhoff, to approve the Elko New Market Joint Powers Agreement. Carried. Motion by Havlicek, seconded by Steinhoff, to approve the second round of New Prague Area Education Foundation Grants for 2024-25. Carried. Resolution to Accept a Donation from Dan Call. Member Steinhoff moved the resolution. The motion was duly seconded by Board member Holden. WHEREUPON, a vote was taken upon the foregoing Resolution and the following Board members voted in favor: Steinhoff, Schmidt, Bartusek, Holden, Havlicek. Abstained: Call. Board members voted against the same: None. WHEREUPON the Resolution was declared passed and adopted. Motion by Holden, seconded Havlicek, to adjourn the meeting at 6:47 p.m. Carried.

A complete copy of the Board Minutes can be obtained in the Superintendent's Office at the District Office or online.

(Published in The New Prague Times, Thursday, December 19, 2024; No. T1509-12-19)

## PUBLIC NOTICE NOTICE OF INFORMAL APPOINTMENT OF PERSONAL REPRESENTATIVE AND NOTICE TO CREDITORS

STATE OF MINNESOTA  
COUNTY OF SCOTT  
DISTRICT COURT

FIRST JUDICIAL DISTRICT  
Court File No.: 70-PR-24-17496

In Re: Estate of FRANCIS G. PUMPER.

Decedent.

Notice is given that an Application for Informal Probate of Will and Informal Appointment of Personal Representative was filed with the Registrar, along with a Will dated June 16, 2017. The Registrar accepted the application and appointed Mary E. Carlson, whose address is 2312 Seurer Street, New Market, MN, 55054, and David B. Pumper, whose address is 27650 Redwing Avenue, New Prague, MN, 56071, to serve as the co-personal representatives of Decedent's estate.

Any heir, devisee or other interested person may be entitled to appointment as personal representative or may object to the appointment of the co-personal representatives. Any objection to the appointment of the co-personal representatives must be filed with the Court, and any properly filed objection will be heard by the Court after notice is provided to interested persons of

the date of hearing on the objection.

Unless objections are filed, and unless the Court orders otherwise, the co-personal representatives has the full power to administer the estate, including, after thirty (30) days from the issuance of letters of general administration, the power to sell, encumber, lease, or distribute any interest in real estate owned by the Decedent.

Notice is further given that, subject to Minn. Stat. § 524.3-801, all creditors having claims against the Decedent's estate are required to present the claims to the co-personal representatives or to the Court within four (4) months after the date of this notice or the claims will be barred.

Dated: 12/13/2024

/s/ Tiffany Kleeberger

Deputy Registrar

Vicky L. Carlson

Court Administrator

**WORNSON GOGGINS, PC**

Eric B. Brever

(MN# 0338138)

WORNSON GOGGINS PC

119 E. Main St

New Prague MN 56071

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ATTORNEY FOR PERSONAL REPRESENTATIVE

(Published in The New Prague Times, Thursdays, December 19 and 26, 2024; No. T1510-12-26)

## 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. 21-480-0770. 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: \$257,619.27

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: February 05, 2025 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 mortgagor(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 August 5, 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: November 27, 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 Fondungal-lah, Esq.\*

Samuel R. Coleman, Esq.

Sung Woo Hong, Esq.

Alexa Marsh, Esq.

Attorneys for Mortgagee

25 Dale Street North

St. Paul, MN 55102

(651) 209-9760

(24-0180-FC02)

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.

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