

Public notices

NOTICE OF MORTGAGE

FORECLOSURE SALE NOTICE IS HEREBY GIVEN that a default has occurred in the conditions of the following described Mortgage:

1. Date of Mortgage: June 30, 2021
2. Mortgagor: Brady T. Anderson, a/k/a Brady Anderson, a single person
3. Mortgagee: Royal Credit Union
4. Recording Information: recorded on July 8, 2021, as Document No. 437508
5. Assignments of Mortgage: None
6. Legal Description of mortgaged premises:

Commencing at a point 60 feet East of the Northeast corner of Lot 9, in Block 1, of Richter's Second Addition to Montgomery, now City of Montgomery, in Le Sueur County, Minnesota, thence South 82 feet, thence East 132 feet, thence North 82 feet, and thence West 132 feet to the point of beginning. Being a portion of the Southeast Quarter of Northwest Quarter of Section 10, Township 111, Range 23, Le Sueur County, Minnesota.

Abstract Property.
7. Tax parcel identification number of property: 22-010-1650

8. Property Address: 311 3rd Street SE, Montgomery, MN 56069

9. The person holding the Mortgage is not a transaction agent, as defined by Minn. Stat. 58.02, subd. 30. The name of the residential mortgage servicer and the lender or broker, as defined in Minn. Stat. 58.02 is Royal Credit Union

10. The name of the mortgage originator as defined in Minn. Stat. 58.02 is Royal Credit Union

11. All pre-foreclosure requirements have been complied with; that no action or proceeding has been instituted at law or otherwise to recover the debt secured by said mortgage, or any part thereof.

12. The original principal amount secured by the Mortgage was \$122,364.00.

13. As of the date of this notice the amount due on the Mortgage is \$119,787.38.

14. Pursuant to the power of sale in the Mortgage, the Mortgage will be foreclosed and the mortgaged property will be sold by the Sheriff of Le Sueur County at public auction on **May 29, 2024, at 1:00 p.m.** at the Lobby of Le Sueur County Sheriff's Office, 435 East Derrynane Street, Suite 1100, Le Center, MN 56057 to pay the debt then secured by said Mortgage, and taxes, if any, on said property, and the costs and disbursements, including attorneys' fees allowed by law.

15. The time allowed for redemption by Mortgagor or Mortgagor's personal representatives or assigns is **SIX (6) MONTHS** after the date of the sale.

16. **TIME AND DATE TO VACATE THE PROPERTY:** If the real estate is an owneroccupied, single-family dwelling, unless otherwise provided by law, 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, is 11:59 p.m. on November 29, 2024.

THE TIME ALLOWED BY LAW FOR REDEMPTION BY 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 5 UNITS, ARE NOT PROPERTY USED FOR AGRICULTURAL PRODUCTION, AND ARE ABANDONED.
MORTGAGOR(S) RE-

LEASED FROM FINANCIAL OBLIGATION ON MORTGAGE: None

THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Dated: April 1, 2024.
/s/ Nicholas J. Vivian
Nicholas J. Vivian (333669)
Eckberg Lammers, P.C.
Attorneys for Mortgagee
430 Second Street
Hudson, WI 54016
Telephone: 715-386-3733
(Published in the Montgomery Messenger, Thursdays, April 11, 18, 25, May 2, 9 and 16, 2024; No. M921-5-16)

PUBLIC NOTICE

Notice is hereby given of the proposed sale and call for bids by Patrick Sullivan, as court-appointed referee, on the following real estate, all located in the City of Montgomery, County of Le Sueur, State of Minnesota.

The East Forty-Five (45) Feet of Lot Number Three (3) and the West Five (5) Feet of Lot Number Two (2), In Bauer and Bury Second (2nd) Addition, City of Montgomery, according to the plat of said addition on file and of record in the Office of Registrar of Deeds in and for Le Sueur County, Minnesota.

Le Sueur County Parcel ID: 22.442.0020

Property Address: **505 Oak Ave. SW, Montgomery, MN 56069**

The real estate is offered for sale subject to the following procedures, terms and conditions:

1. Any buyer wishing to purchase the above property must submit a sealed bid specifying the total amount bid and referencing the above property. Each sealed bid must be accompanied by a certified check, cashier's check or bank draft in the amount of Ten percent (10%) of the bid payable to:

ReMax Advantage Plus Trust Account

2. All bids must be submitted and received either by referee Patrick Sullivan, at 1301 1st St NE, New Prague, MN 56071 on or before 5:00 p.m., May 14th, 2024 or by personal delivery to referee Patrick Sullivan, 1301 1st St NE, New Prague, MN 56071 by 9:00 a.m., May 15th, 2024. Any sealed bids received after those times will be rejected.

3. All those submitting sealed bids are invited to be present at 1301 1st St NE, New Prague, MN at 10:00 a.m., on May 15th, 2024, by which time and place all sealed bids will have been tabulated. All those who have submitted sealed bids will be given an opportunity to increase their previously submitted bid at that time and place. Bids may not be withdrawn until the bidding process is concluded and an Earnest Money Contract signed.

4. The successful bidder or bidders on the above real estate must be prepared to enter into an Earnest Money Contract at the conclusion of the bidding on May 15th, 2024 at which time earnest money in the amount of Ten percent (10%) of the successful bid price must be paid. The balance of the successful bid price shall be due and payable in cash at closing which shall be on or before 30 days from the date of the Court's order confirming the sale.

5. The real estate taxes due and payable in the year 2024 shall be prorated to the date of closing.

6. Seller reserves the unqualified right to reject any and all bids and to waive any irregularities in the bidding.

7. Anyone desiring additional information or the opportunity to view the property should contact referee Patrick Sullivan at 952-457-0479 or pat@sullivan-groupmn.com or 1301 1st St NE, New Prague, MN 56071

(Published in the Montgomery Messenger, Thursdays, April 4, 11, 18, 25, May 2 and 9, 2024; No. M918-5-9)

PUBLIC 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-24-316
Estate of Wilfred Henry Heine a/k/a Wilfred H. Heine, Wilfred Heine, Decedent

It is Ordered and Notice is given that on June 6, 2024, at 8:30 a.m., a hearing will be held in this Court at 433 Derrynane Street, Suite 2400, Le Center, Minnesota, for the formal probate of an instrument purporting to be the Will of the Decedent dated, December 12, 1997, ("Will"), and for the appointment of Timothy J. Heine, whose address is 2335 61st Street, Somerset WI 54025 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. ** Remote hearing instructions available upon request.

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: 4-16-2024
BY THE COURT
/s/ Patrick Goggins
Judge of District Court
Attorney for Petitioner
Jeremy M. Berg
Blethen Berens
219 N. Broadway
Suite C, PO Box 428
New Ulm MN 56073
Attorney License No: 0387424
Telephone: (507) 233-3900
FAX: (507) 354-7297
Email: jberg@blethenberens.com
(Published in the Montgomery Messenger, Thursdays, April 25 and May 2, 2024; No. M926-5-2)

PUBLIC NOTICE ADVERTISEMENT FOR BIDS

Project Identification: The School Board of Tri-City United Public Schools, Montgomery, Minnesota, will receive sealed bids for:

Tri-City United Public Schools Campus Improvements until **2:00 pm, May 8, 2024**, at which time and place all bids will be publicly opened and read aloud. This will be conducted live through the use of the Teams Meeting platform. Those interested in attending the bid opening, may do so virtually utilizing the link provided below or calling in.

Teams Meeting joining info: Video call link: <https://bit.ly/TCUSiteImprovements> Or dial: +1 612-428-8778, 688094302#

Bid Form: Bids shall be upon form provided by the Owner. Envelopes containing bids must be sealed, marked "Proposal: Tri-City United Public Schools Campus Improvements" with the name and address of the bidder and the date and hour of the opening and addressed to:

Tri-City United Public Schools Attn: Kevin Babcock
101 2nd Street NE Montgomery, MN 56069

The complete form shall be without alterations, additions, or erasures. All bids must be on a lump sum basis.

Description of Work: Work generally includes removals, earthwork, concrete work, bituminous paving, striping, signage, landscaping, grass restoration, and stormwater management and other work as shown on the Contract Drawings and described in the Project Manual dated April 15, 2024.

Completion of Work: All work under the Contract must be complete by August 23, 2024.

Basis of Bids: Lump sum bids will be received for work at each site included in Contract(s). Bidders shall also submit individual lump sum bids on requested alternates.

Procurement of Documents: Project documents will be available at <http://www.questcdn.com>. You may download the complete set of digital bidding documents for \$30 by entering eBidDoc™ # **with the keyword '9060241'** on the "Search Projects" page. Please contact QuestCDN.com at 952-233-1632 or info@questcdn.com for a plan holders list or assistance in downloading and working with this digital project information.

Bonding Requirements: Successful contractors shall be required to provide a Performance Bond and a Labor and Material Payment Bond in the amount of 100% of the Contract Amount.

Bid Security: Each bidder must accompany their bid with a cashier's check, bid bond, or certified check equal to 5% of the amount of the bid payable to Tri-City United Public Schools as a guarantee of prompt execution of the contract in accordance with the bid and contract documents and that they will furnish bond acceptable to Tri-City United Public Schools covering performance of the contract.

Owner's Right to Reject Bids: The Owner reserves the right to reject a bid which is in any way incomplete or irregular or to waive informalities in a bid received, and accept a bid, which in the owner's judgment is in the owner's best interests.

Withdrawal of Bids: No bid shall be withdrawn subsequent to the opening of the bid without the consent of the Tri-City United Public Schools of Minnesota for a period of 45 days after the scheduled time of closing bids.

INDEPENDENT SCHOOL DISTRICT 2905
TRI-CITY UNITED PUBLIC SCHOOLS
CLERK OF THE SCHOOL BOARD
(Published in the Montgomery Messenger, Thursdays, April 18, 25 and May 2, 2024; No. M925-5-2)

PUBLIC NOTICE NOTICE OF PUBLIC HEARING

Notice is hereby given that the Montgomery Planning and Zoning Commission will hold a public hearing to consider an Ordinance Amending Chapter 11. Zoning Code of The Montgomery City Code to add language for Flood Plan regulation on Tuesday, May 8, 2024 at 7:00 p.m. or soon thereafter. The hearing will be conducted at Montgomery City Hall located at 201 Ash Avenue S.W.

Persons wishing to comment on the proposed Code Amendments are encouraged to attend the hearing. Those unable to attend may submit written comments to Brian Heck, City Administrator, at bheck@cityofmontgomerymn.com or Joshua Mankowski, City Planner and Economic Development Specialist, at jmankowski@cityofmontgomerymn.com. Comments can also be submitted by mail to 201 Ash Avenue S.W., Montgomery, MN 56069.

(Published in the Montgomery Messenger, Thursday, April 25, 2024; No. M929-4-25)

PUBLIC NOTICE

**LE SUEUR COUNTY PLANNING COMMISSION
88 SOUTH PARK AVE., LE CENTER, MINNESOTA 56057
507-357-8538**

www.co.le-sueur.mn.us

NOTICE OF PUBLIC HEARING

**TO WHOM IT MAY CONCERN:
NOTICE IS HEREBY GIVEN THAT A PUBLIC HEARING WILL BE HELD.**

DATE: MAY 9, 2024

TIME: 7:00 P.M.

PLACE: Le Sueur County Government Center, 88 S. Park Ave, Le Center, MN. 1st Floor, County Commissioners Boardroom.

PURPOSE: To hear testimony from interested parties and consider Rezoning, Amendments, Interim and Conditional Use Permit Applications, as provided by the Zoning Ordinance of Le Sueur County, as described below.

Applications are available for review at the Environmental Services Department during normal business hours and on the website on or after **MAY 2, 2024**.

The Board of County Commissioners may be in attendance of the public hearing.

ITEM #1: JOEL FRIES, NEW PRAGUE, MN, (APPLICANT/OWNER): Request that the County grant a Conditional Use Permit to allow the applicant to allow a Self-Service Storage Facility in an Agriculture "A" District. Property is located in the SE 1/4 NE 1/4, Section 4, Lanesburgh Township.

ITEM #2: MARK JOHNSON, KASOTA, MN, (APPLICANT) MARK & SANDRA JOHNSON, KASOTA, MN, (OWNER): Request that the County grant an Interim Use Permit to allow the applicant a Short-Term Private Lodging Rental in a Recreational Residential "RR" Shoreland District, Lake Washington, a Recreational Development "RD" lake. The property is located in Terrasol Subdivision, Lot 2, Block 2, Section 13, Kasota Township.

ITEM #3: LE SUEUR COUNTY ZONING ORDINANCE AMENDMENT: To allow Cannabis related business as a Conditional Use. Amendments to affect Section 4 Definitions, Section 8 Agriculture District, Section 10 General Business District and Section 11 General Industry District.

Applicant or representative must be present in order for the application to be heard.

Aaron Stubbs, Environmental Services Director-Planning & Zoning Administrator

Michelle Mettler, Deputy Planning & Zoning Administrator
(Published in the Montgomery Messenger, Thursday, April 25, 2024; No. M927-4-25)

PUBLIC NOTICE NOTICE OF PUBLIC HEARING

Notice is hereby given that the Montgomery Planning and Zoning Commission will hold a public hearing to consider an Ordinance Amending Chapter 11. Zoning Code of The Montgomery City Code to add language for the regulation Cannabis Sales on Tuesday, May 8, 2024 at 7:00 p.m. or soon thereafter. The hearing will be conducted at Montgomery City Hall located at 201 Ash Avenue S.W.

Persons wishing to comment on the proposed Code Amendments are encouraged to attend the hearing. Those unable to attend may submit written comments to Brian Heck, City Administrator, at bheck@cityofmontgomerymn.com or Joshua Mankowski, City Planner and Economic Development Specialist, at jmankowski@cityofmontgomerymn.com. Comments can also be submitted by mail to 201 Ash Avenue S.W., Montgomery, MN 56069.

(Published in the Montgomery Messenger, Thursday, April 25, 2024; No. M928-4-25)