

PUBLIC NOTICES

PUBLIC NOTICE NOTICE OF MECHANIC'S LIEN FORECLOSURE SALE

DATE: July 11, 2022

YOU ARE NOTIFIED that judgment has been entered granting a decree of foreclosure as described below:

INFORMATION REGARDING LIENS & JUDGMENTS TO BE FORECLOSED

1. Date of Order and Judgment: **September 30, 2021**

2. Defendants: **Eli Lange and XYZ Corporation; ABC Partnership; Joe Doe and Mary Rowe, whose true names are unknown to Plaintiff,**

3. Plaintiff: **Pro Guard Roofing & Restoration Inc.**

4. Mechanic's Lien Recording Information: Recorded on April 9, 2019 as Document Number 420867 in the Office of the County Recorder in and for Le Sueur County, Minnesota.

INFORMATION REGARDING LIENED PREMISES

5. Tax parcel identification number of the liened premises: **16.440.0290**

6. Legal description of the liened premises:

EXHIBIT 1

Legal Description

Lots 13 and 14, Block 10, Village of Elysian, formerly called Logan, Le Sueur County, Minnesota.

7. The physical street address, city, and zip code of the mortgaged premises: **302 Park Avenue NE, Elysian, Minnesota 56028**

INFORMATION REGARDING FORECLOSURE

10. The requisites of Minn. Stat. 580.02, to the extent applicable, have been satisfied.

11. The original amount of the Judgment was **\$73,950.37** plus attorney's fees and costs totaling **\$14,993.50**.

12. At the date of this notice the amount due on the Judgment is: **\$95,852.80** plus additional fees and costs totaling **\$4,030.00**.

13. Pursuant to decree of foreclosure in the Order for Judgment and Judgment dated September 30, 2021, the Mechanic's Lien will be foreclosed, and the liened premises will be sold, by the Sheriff of Le Sueur County, Minnesota, at public auction on Wednesday, September 7, 2022 at 1:00 p.m. at the Le Sueur County Sheriff's Office, 435 E.

Derrynane Street, Le Center, MN 56057.

14. The time allowed by law for redemption by Defendants or Defendants' personal representatives or assigns is 6 months after the date of the order confirming the same.

15. 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 March 7, 2023.

THE TIME ALLOWED BY LAW FOR REDEMPTION BY THE JUDGMENT DEBTOR, THE JUDGMENT DEBTOR'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 LIENED PREMISES ARE IMPROVED WITH A RESIDENTIAL DWELLING OF LESS THAN FIVE UNITS, ARE NOT PROPERTY USED IN AGRICULTURAL PRODUCTION, AND ARE ABANDONED.

Dated Effective July 11, 2022:

Blethen Berens

By: /s/ Jacob T. Sherlock,

(ID# 0396882)

100 Warren Street, Suite 400

Mankato, MN 56001

(507) 345-1166

Attorney for Plaintiff Pro Guard Roofing & Restoration Inc.

Name and address of Attorney for Lienor and Judgment Creditor:

Jacob T. Sherlock

Blethen Berens

100 Warren Street

Suite 400

Mankato, MN 56001

Name of Lienor and Judgment Creditor:

Pro Guard Roofing & Restoration Inc.

5785 232nd Street W

Faribault, MN 55021

(Published in the MN South Lake Region LifeEnterprise, Thursdays, July 21, 28, August 4, 11, 18 and 25, 2022; No. LE367-8-25)

PUBLIC NOTICE

Public Hearing

Notice is hereby given that the Kilkenny City Council will hold a public meeting on August 18, 2022 at 6:30 P.M. at City Hall, 156 S. Laurel, Kilkenny MN. The purpose of the hearing is to receive input on 2023 Budget.

All written and oral comments will be heard. Written comments may be dropped off at City Hall or mailed to City Clerk, Marissa Johnson, P.O. Box 135, Kilkenny, MN 56052. Oral comments can be presented at the public hearing directly at City Hall.

Marissa Johnson

City Clerk

(Published in the MN South Lake Region LifeEnterprise, Thursday, August 4, 2022; No. LE373-8-4)

PUBLIC NOTICE

LE SUEUR COUNTY BOARD OF ADJUSTMENT

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: **August 18, 2022**

TIME: **3:00 PM**

PLACE: **Le Sueur County Environmental Services, 515 South Maple Ave, Le Center, MN.**

PURPOSE: To hear testimony from interested parties and consider Variance and Appeal Applications, as provided by the Zoning Ordinance of Le Sueur County, as described below.

Applications are available for review at the Environmental Services Building during normal business hours and on the website on or after **AUGUST 11, 2022**.

ITEM #1: MARJORIE JOHNSON, MADISON LAKE, MN, (APPLICANT/OWNER): Request that the County grant an extension of Variance # 2022271 allow the applicant to enlarge a nonconforming structure to construct a dwelling addition, 21 feet from the bluff, 87 feet from the Ordinary High Water Level (OHWL), and 64 feet from the road Right-Of-Way (ROW); Lot size; and 34.2% total impervious surface coverage on a lot in a Recreational Residential "RR" Shoreland District, Lake Washington a Recreational Development "RD" lake. Property is located in the Schmitt's Plat #1, Lot 20, Section 18, Kasota Township. **VARIANCE IS FOR ENLARGING A NONCONFORMING STRUCTURE, IMPERVIOUS SURFACE, BLUFF, OHWL & ROW SETBACKS.**

ITEM #2: BRIAN & CYNTHIA BRAUN, LE SUEUR, MN, (APPLICANT/OWNER): Request that the County grant a Variance from the Le Sueur County Zoning Ordinance to allow the applicant to reduce the lot size from 1.5 acres in the Agriculture "A" District and 5 acres in the Mineral Resources "MR" Overlay District to .72 acres; and to reduce the separation distance from an existing feedlot (Valleyview Pork) to a dwelling from 1,000 feet to 508 feet. Property is located in the SW1/4 of the NW1/4, Section 19, Sharon Township. **VARIANCE IS FOR LOT SIZE AND FEEDLOT SEPARATION DISTANCE.**

ITEM #3: DONNA KRAUTBAUER, JANESVILLE, MN, (APPLICANT/OWNER): Request that the County grant an After-The-Fact Variance from the Le Sueur County Zoning Ordinance to reduce the Ordinary High Water Level (OHWL) setback from 100 feet to 95 feet and reduce the side yard setback from 10 feet to 1 foot for the construction of a replacement storage shed; and Increase the impervious surface maximum lot coverage from 25% to 41.8% in a Recreational Residential "RR" Shoreland District, Lake Francis a Recreational Development "RD" lake. Property is located in Clark's Beach Subdivision, Lot 20, Block 1, Section 34, Elysian Township. **ATF VARIANCE IS FOR IMPERVIOUS SURFACE, OHWL & PROPERTY LINE SETBACKS.**

ITEM #4: PAT BARRINGTON, WOODBURY, MN, (APPLICANT/OWNER): Request that the County grant a Variance from

the Le Sueur County Zoning Ordinance to allow the applicant to reduce the setback for a septic system drainfield to the Ordinary High Water Level (OHWL) from 75 feet to 50 and reduce the setback from the septic drainfield to a dwelling from 20' to 17' in a Recreational Residential "RR" Shoreland District, and Flood Fringe "FF" Floodplain Overlay District, Lake Francis a Recreational Development "RD" lake. Property is located in Auditor's Plant Section 28 (Carpenter's Point), Lot 2, Section 28, Elysian Township. **VARIANCE IS FOR OHWL AND DWELLING SETBACKS.**

ITEM #5: SARA PITZER, CLEVELAND, MN, (APPLICANT/OWNER): Request that the County grant a Variance from the Le Sueur County Zoning Ordinance to allow the applicant to increase the maximum impervious surface coverage from 25% to 32.2%; Increase the maximum height for a water-oriented accessory structure from 10 feet to 13 feet in a Recreational Residential "RR" Shoreland District, Lake Jefferson a Recreational Development "RD" lake. Property is located in Cape Horn, Lot 23, Section 1, Cleveland Township. **VARIANCE IS FOR IMPERVIOUS SURFACE AND STRUCTURE HEIGHT.**

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

**Onsite visit will be made by the Board of Adjustment
AUGUST 18, 2022.**

Aaron Stubbs, Planning & Zoning Administrator
Michelle Mettler, Assistant Planning & Zoning Administrator
(Published in the MN South Lake Region LifeEnterprise, Thursday, August 4, 2022; No. LE374-8-4)

PUBLIC NOTICE

Waterville City Council Public Hearing August 11, 2022, 5:00 p.m.

There will be a public hearing conducted by the Waterville City Council on Thursday, August 11, 2022 at 5:10 p.m. in the Council Chambers for Citizen input on the adoption of Ordinance amendments on Ordinance 150.23 "Water Orientated Structures", Ordinance 150.14 "Limited Industry and Ordinance 150.03 "General Provisions in the City of Waterville, Le Sueur County, Minnesota.

Copies of the Ordinance is available upon request at the Waterville City Hall, 200 Third Street South, City Website (cityofwaterville.com), or by phone at 507-362-8300.

Teresa Hill, Administrator/Clerk

Dated: July 25, 2022

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