

# PUBLIC NOTICES

## PUBLIC NOTICE

### NOTICE OF HOMEOWNERS ASSOCIATION LIEN 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.

Date: September 2, 2021

#### YOU ARE NOTIFIED THAT:

1. A default has occurred in the terms and conditions of that certain The Landing at Jefferson Lakes Declaration of Protective Covenants dated April 1, 2004 that was filed for record on June 15, 2004, as document number 321081, with the Office of the County Recorder in and for Le Sueur County, Minnesota ("Declaration") regarding the property legally described as follows:

#### Lot 1, Block 2, The Landing at Jefferson Lakes

The street address, tax parcel identification number, and certificate of title number of the subject property are as follows:

Street Address: 46260 Cape Horn Road, Cleveland, Minnesota 56017

Tax Parcel Identification Number: 01-725-0080

Certificate of Title Number: 20896

2. As of the date of this notice, there is, pursuant to the Declaration, due and owing for annual assessments, individual-lot-maintenance assessments, special assessments, late charges, and collection costs, including, but not limited to, reasonable attorney fees, on the subject property described above the amount of \$25,534.04 ("Debt").

3. Pursuant to the Declaration, the Debt creates a lien upon the property in favor of The Landing at Jefferson Lakes Homeowners Association ("Lienor") and against Henry and Associates L.L.C. ("Lienee"), as evidenced by that certain Lien Statement dated May 7, 2021 that was filed for record on May 12, 2021, as document number 24675, with the Office of the Registrar of Titles in and for Le Sueur County, Minnesota ("Lien").

4. The original principal amount secured by the Lien was: \$21,865.70.

5. The Lien has not been assigned.

6. No action or proceeding at law is now pending to recover the debt secured by the Lien, or any part thereof.

7. The Lienor has complied with all conditions precedent to acceleration of the debt secured by the Lien and foreclosure of the Lien and all notice and other requirements of applicable statutes.

8. Pursuant to the power of sale to foreclose the Lien, authorized by the Declaration, the Lien will be foreclosed on the subject property and the Sheriff of Le Sueur County, Minnesota will sell the subject property at public auction to the highest bidder for cash on Wednesday, October 27, 2021 at 1:00 o'clock p.m. at the Office of the Le Sueur County Sheriff, 435 East Derrynane Street, Suite 1100, Le Center, Minnesota 56057.

9. The time allowed by law for redemption of Lienee or Lienee's personal representatives or assigns is six (6) months after the date of sale.

10. The date on or before which the Lienee must vacate the property if the Lien is not reinstated under Minn. Stat. § 580.30 or the property not redeemed under Minn. Stat. § 580.23 is April 27, 2022 at 11:59 p.m. If the foregoing date is a Saturday, Sunday, or legal holiday, then the date to vacate is the next business day at 11:59 p.m.

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

The Landing at Jefferson Lakes Homeowners Association, Lienor

#### LATHROP GPM LLP

By: */s/ Andrew J. Steil*

Andrew J. Steil (#387048)

1010 West St. Germain Street, Suite 500, St. Cloud, MN 56301 (320) 252-4414

Attorneys for The Landing at Jefferson Lakes Homeowners Association

(Published in the MN South Lake Region LifeEnterprise, Thursdays, September 9, 16, 23, 30, October 7 and 14, 2021; No. LE208-10-14)

## PUBLIC NOTICE

### NOTICE OF HOMEOWNERS ASSOCIATION LIEN 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.

Date: September 2, 2021

#### YOU ARE NOTIFIED THAT:

1. A default has occurred in the terms and conditions of that certain The Landing at Jefferson Lakes Declaration of Protective Covenants dated April 1, 2004 that was filed for record on June 15, 2004, as document number 321081, with the Office of the County Recorder in and for Le Sueur County, Minnesota ("Declaration") regarding the property legally described as follows:

#### Lot 1, Block 3, The Landing at Jefferson Lakes

The street address, tax parcel identification number, and certificate of title number of the subject property are as follows:

Street Address: XXXXX Cleveland, Minnesota 56017

Tax Parcel Identification Number: 01-725-0210

Certificate of Title Number: 23028

2. As of the date of this notice, there is, pursuant to the Declaration, due and owing for annual assessments, individual-lot-maintenance assessments, special assessments, late charges, and collection costs, including, but not limited to, reasonable attorney fees, on the subject property described above the amount of \$25,534.04 ("Debt").

3. Pursuant to the Declaration, the Debt creates a lien upon the property in favor of The Landing at Jefferson Lakes Homeowners Association ("Lienor") and against R. Henry Investments, LLC ("Lienee"), as evidenced by that certain Lien Statement dated May 7, 2021 that was filed for record on May 12, 2021, as document number 24673, with the Office of the Registrar of Titles in and for Le Sueur County, Minnesota ("Lien").

4. The original principal amount secured by the Lien was: \$21,865.70.

5. The Lien has not been assigned.

6. No action or proceeding at law is now pending to recover the debt secured by the Lien, or any part thereof.

7. The Lienor has complied with all conditions precedent to acceleration of the debt secured by the Lien and foreclosure of the Lien and all notice and other requirements of applicable statutes.

8. Pursuant to the power of sale to foreclose the Lien, authorized by the Declaration, the Lien will be foreclosed on the subject property and the Sheriff of Le Sueur County, Minnesota will sell the subject property at public auction to the highest bidder for cash on Wednesday, October 27, 2021 at 1:00 o'clock p.m. at the Office of the Le Sueur County Sheriff, 435 East Derrynane Street, Suite 1100, Le Center, Minnesota 56057.

9. The time allowed by law for redemption of Lienee or Lienee's personal representatives or assigns is six (6) months after the date of sale.

10. The date on or before which the Lienee must vacate the property if the Lien is not reinstated under Minn. Stat. § 580.30 or the property not redeemed under Minn. Stat. § 580.23 is April 27, 2022 at 11:59 p.m. If the foregoing date is a Saturday, Sunday, or legal holiday, then the date to vacate is the next business day at 11:59 p.m.

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

The Landing at Jefferson Lakes Homeowners Association, Lienor

#### LATHROP GPM LLP

By: */s/ Andrew J. Steil*

Andrew J. Steil (#387048)

1010 West St. Germain Street, Suite 500, St. Cloud, MN 56301 (320) 252-4414

Attorneys for The Landing at Jefferson Lakes Homeowners Association

(Published in the MN South Lake Region LifeEnterprise, Thursdays, September 9, 16, 23, 30, October 7 and 14, 2021; No. LE209-10-14)

## PUBLIC NOTICE

### NOTICE OF HOMEOWNERS ASSOCIATION LIEN 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.

Date: September 2, 2021

#### YOU ARE NOTIFIED THAT:

1. A default has occurred in the terms and conditions of that certain The Landing at Jefferson Lakes Declaration of Protective Covenants dated April 1, 2004 that was filed for record on June 15, 2004, as document number 321081, with the Office of the County Recorder in and for Le Sueur County, Minnesota ("Declaration") regarding the property legally described as follows:

#### Lot 1, Block 5, The Landing at Jefferson Lakes

The street address, tax parcel identification number, and certificate of title number of the subject property are as follows:

Street Address: 46436 Cape Trail, Cleveland, Minnesota 56017

Tax Parcel Identification Number: 01-725-0310

Certificate of Title Number: 23683

2. As of the date of this notice, there is, pursuant to the Declaration, due and owing for annual assessments, individual-lot-maintenance assessments, special assessments, late charges, and collection costs, including, but not limited to, reasonable attorney fees, on the subject property described above the amount of \$25,534.04 ("Debt").

3. Pursuant to the Declaration, the Debt creates a lien upon the property in favor of The Landing at Jefferson Lakes Homeowners Association ("Lienor") and against Pride Holdings LLC ("Lienee"), as evidenced by that certain Lien Statement dated May 7, 2021 that was filed for record on May 12, 2021, as document number 24672, with the Office of the Registrar of Titles in and for Le Sueur County, Minnesota ("Lien").

4. The original principal amount secured by the Lien was: \$21,865.70.

5. The Lien has not been assigned.

6. No action or proceeding at law is now pending to recover the debt secured by the Lien, or any part thereof.

7. The Lienor has complied with all conditions precedent to acceleration of the debt secured by the Lien and foreclosure of the Lien and all notice and other requirements of applicable statutes.

8. Pursuant to the power of sale to foreclose the Lien, authorized by the Declaration, the Lien will be foreclosed on the subject property and the Sheriff of Le Sueur County, Minnesota will sell the subject property at public auction to the highest bidder for cash on Wednesday, October 27, 2021 at 1:00 o'clock p.m. at the Office of the Le Sueur County Sheriff, 435 East Derrynane Street, Suite 1100, Le Center, Minnesota 56057.

9. The time allowed by law for redemption of Lienee or Lienee's personal representatives or assigns is six (6) months after the date of sale.

10. The date on or before which the Lienee must vacate the property if the Lien is not reinstated under Minn. Stat. § 580.30 or the property not redeemed under Minn. Stat. § 580.23 is April 27, 2022 at 11:59 p.m. If the foregoing date is a Saturday, Sunday, or legal holiday, then the date to vacate is the next business day at 11:59 p.m.

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

The Landing at Jefferson Lakes Homeowners Association, Lienor

#### LATHROP GPM LLP

By: */s/ Andrew J. Steil*

Andrew J. Steil (#387048)

1010 West St. Germain Street, Suite 500, St. Cloud, MN 56301 (320) 252-4414

Attorneys for The Landing at Jefferson Lakes Homeowners Association

(Published in the MN South Lake Region LifeEnterprise, Thursdays, September 9, 16, 23, 30, October 7 and 14, 2021; No. LE210-10-14)





## PUBLIC NOTICE

### Public Hearing

Notice is hereby given that the Elysian City Council will hold a public hearing on Monday, October 11, 2021, at City Hall, 110 West Main Street, Elysian, Minnesota at 6:00 pm for the purpose of considering the request of Sonia Ziemer and Chris LaCombe, for vacation of that portion of PID # 16.991.0110 (City of Elysian) described as follows: That part of the 66' Roadway & Utility Easement according to the plat of Chesnut's Lakeshore Subdivision No. 3, on file and of record with the Le Sueur County Recorder, which lies northerly of the following described line: Commencing at the northeasterly corner of Lot 5 of said Chesnut's Lakeshore Subdivision No. 3' thence South 08 degrees 45 minutes 27 seconds East, along the easterly line of said Lot 5, a distance of 175.00 feet to the point of beginning; thence North 81 degrees 14 minutes 33 seconds East, a distance of 66.00 feet to a point on the easterly line of said 66' Roadway & Utility Easement and there terminating. A map illustrating the location of the requested vacation area is available at City Hall.

All written and oral comment will be heard. Written comments may be dropped off at City Hall or mailed to Elysian City Hall, P.O. Box 246, Elysian, MN 56028. Oral comments can be presented at the public hearing on Monday, October 11, 2021 as indicated above.

Lorri Kopischke, City Administrator

(Published in the MN South Lake Region LifeEnterprise, Thursday, September 23, 2021; No. LE227-9-23)

## PUBLIC NOTICE

### NOTICE OF HOMEOWNERS ASSOCIATION LIEN 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.

Date: September 2, 2021

#### YOU ARE NOTIFIED THAT:

1. A default has occurred in the terms and conditions of that certain The Landing at Jefferson Lakes Declaration of Protective Covenants dated April 1, 2004 that was filed for record on June 15, 2004, as document number 321081, with the Office of the County Recorder in and for Le Sueur County, Minnesota ("Declaration") regarding the property legally described as follows:

#### Lot 8, Block 6, The Landing at Jefferson Lakes

The street address, tax parcel identification number, and certificate of title number of the subject property are as follows:

Street Address: XXXXX Cleveland, Minnesota 56017

Tax Parcel Identification Number: 01-725-0460

Certificate of Title Number: 17882

2. As of the date of this notice, there is, pursuant to the Declaration, due and owing for annual assessments, individual-lot-maintenance assessments, special assessments, late charges, and collection costs, including, but not limited to, reasonable attorney fees, on the subject property described above the amount of \$13,793.41 ("Debt").

3. Pursuant to the Declaration, the Debt creates a lien upon the property in favor of The Landing at Jefferson Lakes Homeowners Association ("Lienor") and against R. Henry Construction, Inc. ("Lienee"), as evidenced by that certain Lien Statement dated May 7, 2021 that was filed for record on May 12, 2021, as document number 24674, with the Office of the Registrar of Titles in and for Le Sueur County, Minnesota ("Lien").

4. The original principal amount secured by the Lien was: \$10,125.07.

5. The Lien has not been assigned.

6. No action or proceeding at law is now pending to recover the debt secured by the Lien, or any part thereof.

7. The Lienor has complied with all conditions precedent to acceleration of the debt secured by the Lien and foreclosure of the Lien and all notice and other requirements of applicable statutes.

8. Pursuant to the power of sale to foreclose the Lien, authorized by the Declaration, the Lien will be foreclosed on the subject property and the Sheriff of Le Sueur County, Minnesota will sell the subject property at public auction to the highest bidder for cash on Wednesday, October 27, 2021 at 1:00 o'clock p.m. at the Office of the Le Sueur County Sheriff, 435 East Derrynane Street, Suite 1100, Le Center, Minnesota 56057.

9. The time allowed by law for redemption of Lienee or Lienee's personal representatives or assigns is six (6) months after the date of sale.

10. The date on or before which the Lienee must vacate the property if the Lien is not reinstated under Minn. Stat. § 580.30 or the property not redeemed under Minn. Stat. § 580.23 is April 27, 2022 at 11:59 p.m. If the foregoing date is a Saturday, Sunday, or legal holiday, then the date to vacate is the next business day at 11:59 p.m.

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

The Landing at Jefferson Lakes Homeowners Association, Lienor

**LATHROP GPM LLP**

By: /s/ Andrew J. Steil

Andrew J. Steil (#387048)

1010 West St. Germain Street, Suite 500, St. Cloud, MN 56301  
(320) 252-4414

Attorneys for The Landing at Jefferson Lakes Homeowners Association

(Published in the MN South Lake Region LifeEnterprise, Thursday, September 9, 16, 23, 30, October 7 and 14, 2021; No. LE223-10-14)

## PUBLIC NOTICE

The City of Kilkenny will be holding a public hearing concerning annexing 1.93 acres of land into the City's corporate limits. The public hearing will be held on the 14th day of October, 2021, at 6:45 P.M. and be held at the Library/Community building located at 288 S. Laurel Ave., Kilkenny, MN. Persons wishing to appear and present comment may do so at that time, or comments may be mailed to City Clerk Janice Sellner at P.O. Box 135, Kilkenny, MN 56052. Persons wishing to view a copy of the proposed Ordinance, maps of the area affected, and survey may do so by contacting Mrs. Sellner at the above address or telephoning her at (507) 491-6597.

(Published in the MN South Lake Region LifeEnterprise, Thursday, September 23 and 30, 2021; No. LE228-9-30)

## PUBLIC NOTICE

### Public Hearing - Variance Request

#### Property Location: 136 Willow Point Drive, Elysian MN

Notice is hereby given that the Elysian Planning and Zoning Commission will hold a public hearing on Tuesday, October 5, 2021, at City Hall, 110 West Main Street at 6:00 pm for the purpose of considering the request of Chris LaCombe, for the property located at 136 Willow Point Drive (PID# 16.417.0051), Elysian, Le Sueur County, Minnesota, for a variance request to construct a new home with a porch that extends into the (8) eight foot side/rear setback in an amount of 62 square feet.

All written and oral comments will be heard. Written comments may be dropped off at City Hall, mailed to Elysian City Hall, P.O. Box 246, Elysian, MN 56028, or emailed to lorri@elysianmn.com. Oral comments can be presented at the public hearing on Tuesday, October 5, 2021 as indicated above.

Lorri Kopischke, City Administrator

(Published in the MN South Lake Region LifeEnterprise, Thursday, September 23, 2021; No. LE226-9-23)