

# Public Notices

**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:

Mortgagor: Audra O'Connell and Jim O'Connell, Wife and Husband

Mortgagee: Chase Bank USA, N.A.

Dated: January 17, 2007  
Recorded: January 24, 2007  
Le Sueur County Recorder Document No. 345728

Assigned To: JPMorgan Chase Bank, National Association

Dated: December 6, 2011  
Recorded: December 14, 2011

Le Sueur County Recorder Document No. 378007

Transaction Agent: N/A  
Transaction Agent Mortgage Identification Number: N/A

Lender or Broker: Chase Bank USA, N.A.

Residential Mortgage Servicer: JPMorgan Chase Bank, National Association

Mortgage Originator: Chase Bank USA, N.A.

LEGAL DESCRIPTION OF PROPERTY: Beginning 33 feet West and 399.0 feet North of the center of the intersection of Solberg Avenue and Waterville Street in the Village of Le Center, Le Sueur County, Minnesota, according to the recorded Plat thereof; thence West 124.5 feet parallel with North line of Solberg Avenue; thence South 66 feet; thence East 124.5 feet; thence North 66 feet to the place of beginning, all being in the Southeast Quarter of the Northeast Quarter, Section 29, Township 111, Range 24 West, Le Sueur County, Minnesota

This is Abstract Property.  
TAX PARCEL NO.: 20.029.2900

ADDRESS OF PROPERTY: 354 Waterville Ave N Le Center, MN 56057

COUNTY IN WHICH PROPERTY IS LOCATED: Le Sueur ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$49,753.30

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$54,059.51

That prior to the commencement of this mortgage foreclosure proceeding Mortgagee/Assignee of Mortgagee complied with all notice requirements as required by statute; that no action or proceeding has been instituted at law or otherwise to recover the debt secured by said

mortgage, or any part thereof; 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: March 20, 2024, 01:00 PM

PLACE OF SALE: Sheriff's Office, 435 E. Derrynane St., Ste 1100, Le Center, MN 56057

to pay the debt then secured by said Mortgage, and taxes, if any, on said premises, and the costs and disbursements, including attorneys' fees allowed by law subject to redemption within 6 Months from the date of said sale by the mortgagor(s), their personal representatives or assigns.

DATE TO VACATE PROPERTY: The date on or before which the mortgagor must vacate the property if the mortgage is not reinstated under Minnesota Statutes section 580.30 or the property redeemed under Minnesota Statutes section 580.23 is

September 20, 2024 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.

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 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: January 9, 2024  
JP Morgan Chase Bank, National Association, Assignee of Mortgagee

By: HALLIDAY, WATKINS & MANN, P.C.

Attorneys for: JP Morgan Chase Bank, National Association, Assignee of Mortgagee

1333 Northland Drive Suite 205 Mendota Heights, MN 55120 801-355-2886 651-228-1753 (fax)

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

MN11597  
(Published in The New Prague Times, Thursdays, January 18, 25, February 1, 8, 15, and 22, 2024; No. T1215-2-22)

**PUBLIC NOTICE  
City of New Prague**

**118 Central Avenue N., New Prague, MN 56071  
2022 and 2023 City Budget Summaries  
2024 Governmental Funds Adopted Budget**

	2022	2023	2024
Budgeted Governmental Funds	Adopted	Adopted	Adopted
<b>Revenues</b>			
Property Taxes	\$ 4,850,703	\$ 4,924,628	\$ 4,914,628
Special Assessments	\$ 216,206	\$ 368,143	\$ 348,539
Licenses and Permits	\$ 238,560	\$ 240,780	\$ 250,255
Intergovernmental Revenues	\$ 964,655	\$ 985,808	\$ 1,183,527
Federal	\$ 1,343,183	\$ -	\$ -
State	\$ 295,500	\$ 307,500	\$ 1,050,572
Charges for Services	\$ 191,190	\$ 148,806	\$ 82,164
Fines and Forfeits	\$ 30,000	\$ 20,000	\$ 20,000
Interest on Investments	\$ 13,940	\$ 12,466	\$ 131,602
Miscellaneous	\$ 68,341	\$ 393,688	\$ 2,455,413
<b>Total Revenues</b>	<b>\$ 8,212,278</b>	<b>\$ 7,401,819</b>	<b>\$ 10,436,700</b>
<b>Other Financing Sources</b>			
Proceeds from Borrowing	\$ 1,080,000	\$ -	\$ 2,253,500
Transfers from Other Funds	\$ 133,000	\$ 744,953	\$ 520,894
<b>Total Other Financing Sources</b>	<b>\$ 1,213,000</b>	<b>\$ 744,953</b>	<b>\$ 2,774,394</b>
<b>Amount from/to reserves to pay expenses</b>	<b>\$ (184,918)</b>	<b>\$ (314,283)</b>	<b>\$ 1,499,436</b>
<b>Total Revenue and Reserves</b>	<b>\$ 9,610,196</b>	<b>\$ 8,461,055</b>	<b>\$ 11,711,658</b>

**Expenditures**

<b>Current:</b>			
General Government	\$ 1,516,259	\$ 1,640,157	\$ 1,817,684
Public Safety	\$ 2,088,012	\$ 2,439,782	\$ 2,583,652
Streets and Highways	\$ 1,002,095	\$ 1,024,605	\$ 965,158
Culture and Recreation	\$ 821,627	\$ 1,214,490	\$ 955,815
Miscellaneous	\$ 84,826	\$ 98,621	\$ 163,220
<b>Total Current Expenditures</b>	<b>\$ 5,512,819</b>	<b>\$ 6,417,655</b>	<b>\$ 6,485,529</b>
Debt Service - Principal	\$ 1,110,958	\$ 1,203,583	\$ 1,143,232
Interest & Fiscal Charges	\$ 389,149	\$ 703,547	\$ 341,651
<b>Total Capital Outlay</b>	<b>\$ 2,476,000</b>	<b>\$ 15,000</b>	<b>\$ 3,699,300</b>
<b>Total Expenditures</b>	<b>\$ 9,488,926</b>	<b>\$ 8,339,785</b>	<b>\$ 11,669,712</b>

**Other Financing Uses**

Transfers to Other Funds	\$ 121,270	\$ 121,270	\$ 41,946
--------------------------	------------	------------	-----------

**Increase (Decrease) in Fund Balance**

<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
-------------	-------------	-------------

(Published in The New Prague Times, Thursday, January 18, 2024; No. T1213-1-18)

**PUBLIC NOTICE  
CITY OF ELKO NEW MARKET  
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the Elko New Market Planning Commission on Tuesday, January 30th, 2024, at 7:00 p.m., or shortly thereafter at the Elko New Market Area Hall, 601 Main Street, Elko New Market, Minnesota, 55054 to consider proposed amendments to Section 11-2-2 and Section 11-6-13 of the City Code concerning revisions to the Zoning Ordinance related to shipping containers.

Let written notice hereof be given not less than ten (10) days prior to the said hearing date. Anyone wishing to express an opinion about the proposed amendment orally or in writing will be heard at the public hearing.

Dated this 8th day of December 2023

CITY OF ELKO NEW MARKET:

Jacob Skluzacek, Planner

(Published in The New Prague Times, Thursday, January 18, 2024; No. T1214-1-18)

**INDEPENDENT  
SCHOOL DISTRICT NO. 721  
SUMMARY OF REGULAR SCHOOL BOARD MEETING  
MONDAY, DECEMBER 11, 2023 • 6:00 PM**

Chairperson Goldade called the meeting to order at 6:00 p.m. Roll call was taken with all members present. The Pledge of Allegiance was recited. Falcon Ridge 5th graders shared their experience at Biz Town. The Varsity soccer team was recognized for their successful season. No open forum speakers. Motion by Havlicek, seconded by Bartusek, to approve the agenda. Carried. Motion by Steinhoff, seconded by Kubes, to approve the consent agenda. Carried. Board committee and Superintendent reports were given. REPORTS AND DISCUSSION ITEMS: The following policies were reviewed for a first reading: 909 to rescind. The 2024-25 calendar was reviewed. ACTION ITEMS: Motion by Havlicek, seconded by Bartusek, to approve the FY 2023-24 Revised Budget. Carried. Motion by Bartusek, seconded by Holden, to approve the final calendar year 2024 Levy Certification at \$12,830,957. Carried. Motion by Steinhoff, seconded by Kubes, to approve policy 620 Credit for Learning. Carried 6/1. Call voted against. Motion by Havlicek, seconded by Holden, to adjourn the meeting at 7:00 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, January 18, 2024; No. T1216-1-18)