

Public Notices

CERTIFICATE OF ASSUMED NAME MINNESOTA SECRETARY OF STATE Minnesota Statutes Chapter 333

The filing of an assumed name does not provide a user with exclusive rights to that name. The filing is required for consumer protection in order to enable consumers to be able to identify the true owner of a business.

1. List the exact assumed name under which the business is or will be conducted.

Brittany Rose Vocals
2. Principal place of business: 22677 Redwing Avenue, Jordan, MN 55352

3. List the name and complete street address of all persons conducting business under the above Assumed Name, OR if an entity, provide the legal corporate, LLC, or Limited Partnership name and registered office address.

Brittany R. Huebl, 22677 Redwing Avenue, Jordan, MN 55352

4. I, the undersigned, certify that I am signing this document as the person whose signature is required, or as agent of the person(s) whose signature would be required who has authorized me to sign this document on his/her behalf, or in both capacities. I further certify that I have completed all required fields, and that the information in this document is true and correct and in compliance with the applicable chapter of Minnesota Statutes. I understand that by signing this document, I am subject to the penalties of perjury as set forth in Section 609.48 as if I had signed this document under oath.

Date: 7/25/24
/s/ Brittany R. Huebl
Sole Proprietor
Email address: brosevocals@gmail.com
STATE OF MINNESOTA
OFFICE OF THE SECRETARY OF STATE
FILED 08/13/2024
Original File Number 1484779000030
(Published in The New Prague Times, Thursdays, August 29 and September 5, 2024; No. T1391-9-5)

CERTIFICATE OF ASSUMED NAME MINNESOTA SECRETARY OF STATE Minnesota Statutes Chapter 333

The filing of an assumed name does not provide a user with exclusive rights to that name. The filing is required for consumer protection in order to enable consumers to be able to identify the true owner of a business.

1. List the exact assumed name under which the business is or will be conducted.

Lori Ann Voice Overs
2. Principal place of business: 22677 Redwing Avenue, Jordan, MN 55352

3. List the name and complete street address of all persons conducting business under the above Assumed Name, OR if an entity, provide the legal corporate, LLC, or Limited Partnership name and registered office address.

Lori A. Huebl, 22677 Redwing Avenue, Jordan, MN 55352

4. I, the undersigned, certify that I am signing this document

as the person whose signature is required, or as agent of the person(s) whose signature would be required who has authorized me to sign this document on his/her behalf, or in both capacities. I further certify that I have completed all required fields, and that the information in this document is true and correct and in compliance with the applicable chapter of Minnesota Statutes. I understand that by signing this document, I am subject to the penalties of perjury as set forth in Section 609.48 as if I had signed this document under oath.

Date: 7/25/24
/s/ Lori A. Huebl
Sole Proprietor
Email address: loriannvo7@gmail.com
STATE OF MINNESOTA
OFFICE OF THE SECRETARY OF STATE
FILED 08/13/2024
Original File Number 1484853200034
(Published in The New Prague Times, Thursdays, August 29 and September 5, 2024; No. T1392-9-5)

CERTIFICATE OF ASSUMED NAME MINNESOTA SECRETARY OF STATE Minnesota Statutes Chapter 333

The filing of an assumed name does not provide a user with exclusive rights to that name. The filing is required for consumer protection in order to enable consumers to be able to identify the true owner of a business.

1. List the exact assumed name under which the business is or will be conducted.

Tasha Rae Straight-A Audio
2. Principal place of business: 22677 Redwing Avenue, Jordan, MN 55352

3. List the name and complete street address of all persons conducting business under the above Assumed Name, OR if an entity, provide the legal corporate, LLC, or Limited Partnership name and registered office address.

Tasha R. Huebl, 22677 Redwing Avenue, Jordan, MN 55352

4. I, the undersigned, certify that I am signing this document as the person whose signature is required, or as agent of the person(s) whose signature would be required who has authorized me to sign this document on his/her behalf, or in both capacities. I further certify that I have completed all required fields, and that the information in this document is true and correct and in compliance with the applicable chapter of Minnesota Statutes. I understand that by signing this document, I am subject to the penalties of perjury as set forth in Section 609.48 as if I had signed this document under oath.

Date: 7/25/24
/s/ Tasha R. Huebl
Sole Proprietor
Email address: tasharaesaa@gmail.com
STATE OF MINNESOTA
OFFICE OF THE SECRETARY OF STATE
FILED 08/13/2024
Original File Number 1484852800035
(Published in The New Prague Times, Thursdays, August 29 and September 5, 2024; No. T1393-9-5)

NOTICE OF ASSESSMENT LIEN FORECLOSURE SALE

Date: June 11, 2024

YOU ARE NOTIFIED THAT:

1. Default has occurred in the terms and conditions of the Declaration for New Prague Villas Association, ("Association") dated May 10, 2004 and recorded on May 24, 2004, as Document No. 320352 in the Office of the County Recorder Le Sueur County, Minnesota, as amended and supplemented, and also, pursuant to Minn. Stat. §515B.3-116, covering the following property:

Unit No. 99, CIC No. 37, New Prague Villas, together with 1/114th Interest in Common Elements 509 Horizon Drive SE, New Prague, MN 56071 23.495.0099

2. Pursuant to said Declaration, there is claimed to be due and owing as of June 11, 2024 from Lisa Widman, title holder, to the Association, a Minnesota non-profit corporation, the amount of \$8,720.50, for unpaid association assessments, late fees, attorneys' fees and costs, plus any other such amounts that will accrue after June 11, 2024, including additional monthly assessments, late charges and reasonable attorneys' fees and costs of collection of foreclosure which will be added to the amount claimed due and owing at the time of the sale herein.

3. No action is now pending at law or otherwise to recover said debt or any part thereof.

4. That all preforeclosure requirements have been met.

5. The owner has not been released from the owner's financial obligation to pay said amount.

6. The Declaration, referenced above, and Minn. Stat. §§515B.3-115 and 515B.3-116 provide for a continuing lien against the property. A Notice of Lien in favor of the undersigned, dated June 23, 2023 was filed in the office of the Le Sueur County Recorder on June 26, 2023 as Document No. 449297.

7. Pursuant to the power of sale contained in the same Declaration and granted by the owner in taking title to the premises subject to said Declaration and pursuant to Minn. Stat. §§515B.3-115 and 515B.3-116, said Lien will be foreclosed by the sale of said property by the Sheriff of Le Sueur County, at the Lobby of the Le Sueur County Sheriff's Office - 435 East Derrynane Street, Suite 1100, Le Center, Minnesota 56057 on the **18th day of September, 2024, at 1:00 p.m.** at public auction to the highest bidder, to pay the amount then due for said assessments, together with the costs of foreclosure, including attorneys' fees as allowed by law.

8. The time allowed by law for redemption by the unit owner, the owner's personal representatives or assigns is six (6) months from the date of sale. The date and time to vacate the property is 11:59 p.m. on March 18, 2025, if the account is not reinstated or the owner does not redeem from the foreclosure sale.

REDEMPTION NOTICE

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.

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

Attorneys for New Prague Villas Association
Chestnut Cambronne PA
By: /s/ Gretchen S. Schellhas, Esq. (#195595)
100 Washington Avenue South, Suite 1700
Minneapolis, MN 55401-2138
(612) 339-7300
(New Prague Villas - Widman)
(Published in The New Prague Times, Thursdays, August 1, 8, 15, 22, 29 and September 5, 2024; No. T1367-9-5)

PUBLIC NOTICE CITY OF JORDAN RESOLUTION NO. 07-56-2024

Whereas, the property located at 419 Broadway Street South, Jordan, Minnesota, legally described as set forth in the attached Exhibit 1, (the Property), is owned in the name of Dyllan William Tolzmann; and

Whereas, the Property contains a house that was moved onto the property in or about 2002; and

Whereas, the City never received confirmation from an inspector that it was installed correctly on the foundation; and

Whereas, the house was never connected to water or sanitary sewer and therefore has never been used as a residence since it was moved onto the property, resulting it either being vacant or used for storage; and

Whereas, the Property is in a deteriorated condition, including a rotted roof, stairs, and shed, chronic water issues stemming from the roof and attic, and debris scattered throughout the house; and

Whereas, in May 2023 the building was declared to be a hazard and unsafe by the City Building Official, as shown in Exhibit 2; and

Whereas, the condition of the building has not changed since the May 2023 inspection.

Now, therefore, based on the record before the City Council, the Council makes the following:

FINDINGS OF FACT

1. The home on the property has been vacant and/or abandoned for over 20 years.

2. The Building Inspector inspected the home and declared it to be unsafe due to structural issues. Attached as Exhibit 3 are photos taken at the time of the inspection, which illustrate the unrepaired condition of the structure. The photos also contain evidence that people are accessing the home through a broken window in the rear.

3. The building is structurally unsafe pursuant to Minnesota Rule 1300.0180.

4. The building constitutes a "hazardous building" under Minnesota Statutes section 463.15, subdivision 3, because of the inadequate maintenance, dilapidation, physical damage, and abandonment.

5. On May 25, 2023, the owner of record was sent notice that the building is a nuisance and a safety hazard. The owner of record was directed to rectify the situation by June 5, 2023, or a notice action would be taken by the City Council. See Exhibit 4.

6. The owner of record has not contacted the City and has not begun any work to remove or repair the structure.

7. Law enforcement was called to the Property to remove trespassing juveniles in July 2023.

Based upon these Findings of Fact and the record evidence, the Council hereby makes the following:

ORDER

1. The Property owner is hereby ordered to demolish the building or commence such repairs as are necessary to rectify the condition of the building, including but not limited to, replacing the roof and shed; repairing all exterior walls and windows so as to ensure that they are structurally sound and watertight; and modifying the foundation as necessary to demonstrate compliance with City code. The house will not be deemed habitable unless and until connected to City water and sanitary sewer. The demolition or commencement of repairs shall occur within 30 days of service of this order. If the building is to be repaired or demolished, the appropriate permits must be acquired.

2. City of Jordan staff are directed to serve this Order as set forth in Minnesota Statute, section 463.17. If service by posting and publishing is necessary, the 30 day period for such repairs will run from the conclusion of the period of publication of this Order. In addition, city staff will ensure that a copy of this Resolution is delivered to all lienholders with an interest in the Property.

3. In the event that corrective action is not taken as described in the aforementioned paragraph, or unless an answer is filed within 20

days of service of this Order, a motion for summary enforcement of this Order will be made to Scott County District Court, as provided in Minnesota Statutes, chapter 463.

Adopted by the Council of the City of Jordan this 8th day of July, 2024.

/s/ Mike Franklin, Mayor
ATTEST:
/s/ Tom Nikunen, City Administrator
(Published in The New Prague Times, Thursdays, August 15, 22, 29 and September 5, 2024; No. T1380-9-5)

PUBLIC NOTICE CITY OF ELKO NEW MARKET SCOTT COUNTY, MINNESOTA SUMMARY OF ORDINANCE NO. 303 AN ORDINANCE GRANTING A GAS FRANCHISE TO GREATER MINNESOTA GAS

NOTICE IS HEREBY GIVEN that, on August 22, 2024, Ordinance No. 302 was adopted by the City Council of the City of Elko New Market, Minnesota.

NOTICE IS FURTHER GIVEN that, because of the lengthy nature of Ordinance No. 302, the following summary of the ordinance has been prepared for publication.

NOTICE IS FURTHER GIVEN that the ordinance grants a non-exclusive franchise to construct and operate facilities and equipment for the transportation, distribution, and sale of gas and to use public ways and public ground for such purpose. The term of the franchise is ten (10) years. The franchise ordinance specifies the terms under which the company may use city rights of way and public grounds to deliver gas service to residents, businesses and others within the City and contains the following sections: Franchise Granted, Term, Governing Rules and Regulations, Franchise Fee, Construction and Maintenance of Company Facilities, Extension of Company Facilities, Relocation of Company Facilities, Confidential Information, Force Majeure, Hold Harmless, Severability, Non-Waiver, Repeal of Conflicting Ordinances, Effect and Interpretation of Ordinance, Effective Date and Acceptance.

A printed copy of the whole ordinance is available for inspection by any person during the City's regular office hours.

APPROVED for publication by the City Council of the City of Elko New Market this 22nd day of August, 2024.

CITY OF ELKO NEW MARKET
By: Joe Julius, Mayor
ATTEST:
By: Thomas Terry, City Administrator/Clerk
(Published in The New Prague Times, Thursday, August 29, 2024; No. T1390-8-29)

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: October 18, 2019

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$119,310.00

MORTGAGOR(S): Travis M. Wick, a single person

MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as nominee for Prosperity Home Mortgage, LLC

DATE AND PLACE OF FILING: Recorded on October 28, 2019 as Document Number 424295 in the Office of the County Recorder of Le Sueur County, Minnesota.

ASSIGNMENTS OF MORTGAGE: Assigned to: Matrix Financial Services Corporation n/k/a TH MSR Holdings LLC successor by conversion to Matrix Financial Services Corporation by assignment recorded on July 8, 2024 as Document Number 453913 in the Office of the County Recorder of Le Sueur County, Minnesota.

LEGAL DESCRIPTION OF PROPERTY: Commencing at a point 33 feet South and 343 feet West of the Northeast corner of Section 9, Township 111, Range 23 West, in Le Sueur County, Minnesota, thence running South 50 feet; thence running East 150 feet; thence running North 50 feet; and thence running West 150 feet to the place of beginning (being a strip of land 50 feet by 150 feet in the Northeast Quarter of the Northeast Quarter of Section 9, Township 111, Range 23 West, in Le Sueur County, Minnesota, also described as Lot 14, in Block 1, of Joseph Handschuh Addition to Montgomery in Le Sueur County, Minnesota, according to an unrecorded Plat.).

STREET ADDRESS OF PROPERTY: 411 5TH STREET NW, MONTGOMERY, MN 56069

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: \$112,428.59

TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc.

NAME OF MORTGAGE ORIGINATOR: Prosperity Home Mortgage, LLC

RESIDENTIAL SERVICER: RoundPoint Mortgage Servicing LLC f/k/a RoundPoint Mortgage Servicing Corporation

TAX PARCEL IDENTIFICATION NUMBER: 22.520100

TRANSACTION AGENT'S MORTGAGE IDENTIFICATION NUMBER: 1000830-1002251106-4

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: September 25, 2024 at 1:00 P.M.

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 mortgageor(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 March 25, 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: July 25, 2024
TH MSR HOLDINGS LLC
Mortgagee
TROTT LAW, P.C.
By: /s/ N. Kibogni Fondungallah, Esq.
Samuel R. Coleman, Esq.
Sung Woo Hong, Esq.
Attorneys for Mortgagee
25 Dale Street North
St. Paul, MN 55102
(651) 209-9760
(24-0654-FC01)
THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.
(Published in The New Prague Times, Thursdays, August 1, 8, 15, 22, 29 and September 5, 2024; No. T1368-9-5)