

Public Notices

PUBLIC NOTICE PUBLIC NOTICE NOTICE OF HEARING

STATE OF MINNESOTA
COUNTY OF SCOTT

DISTRICT COURT
FIRST JUDICIAL DISTRICT
Court File No: 70-CV-24-12172
Case Type: 14, Plat Vacation

In the matter of the Application of
Jesse T. Loudon and Emily J. Loudon, for Partial Vacation
of Waterfront Dedication in the Plat of Sunrise View
TO WHOM IT MAY CONCERN:

PLEASE TAKE NOTICE, that on Tuesday, November 26, 2024, at 9:30 a.m., or as soon thereafter as counsel may be heard, at the Scott County Courthouse, 200 4th Avenue West, Shakopee, Minnesota 55379, Applicants, Jesse T. Loudon and Emily J. Loudon, by and through their undersigned attorney, will move the Court via a remote hearing before the Judge assigned thereto for judgment on the Verified Application herein in accordance with Minn. Stat. § 505.14 as follows:

1. Determining that the Applicants are the owners of a parcel of land included in the plat of Sunrise View ("Plat"), dated October 31, 1927, filed for record November 8, 1927, as document 43140, that is located at 17111 Sunset Avenue NW, Prior Lake, comprises part of Tax Parcel No. 254880080, and is legally described as follows ("Applicant's Parcel"):

The North Half of Lot 14 and the South 45 feet of Lot 13, all in "SUNRISE VIEW" Scott County, Minnesota. Together with that part of the Waterfront as shown and dedicated on the plat of "SUNRISE VIEW", Scott County, Minnesota described as follows: Beginning at the northeast corner of the South 45 feet of Lot 13 of said Plat; thence southeasterly, along the southeasterly extension of the South 45 feet of said Lot 13, to the shoreline of Spring Lake; thence southerly, along said shoreline, to its intersection with the southeasterly extension of the south line of the North Half of Lot 14, said plat of "SUNRISE VIEW"; thence northwesterly, along said southeasterly extension, to the southeast corner of said North Half of Lot 14; thence northerly, along the easterly line of said Lot 14 and along the easterly line of said Lot 13, to the point of beginning.

2. Vacating the portion of the waterfront dedicated by the Plat to the joint use of the owners of the lots therein that is adjacent to the Applicant's Parcel and legally described as follows ("Adjacent Waterfront"):

That part of the Waterfront as shown and dedicated on the plat of "SUNRISE VIEW", Scott County, Minnesota described as follows: Beginning at the northeast corner of the South 45 feet of Lot 13 of said Plat; thence southeasterly, along the southeasterly extension of the South 45 feet of said Lot 13, to the shoreline of Spring Lake; thence southerly, along said shoreline, to its intersection with the southeasterly extension of the south line of the North Half of Lot 14, said plat of "SUNRISE VIEW"; thence northwesterly, along said southeasterly extension, to the southeast corner of said North Half of Lot 14; thence northerly, along the easterly line of said Lot 14 and along the easterly line of said Lot 13, to the point of beginning.

3. Determining that upon such vacation, the Applicants are the fee owners of the Adjacent Waterfront, subject to the proprietary and sovereign rights of the State of Minnesota in all that portion thereof lying below the natural ordinary highwater mark of Spring Lake, not intending, however, to deprive the fee owner of the usual riparian rights that attach to the land riparian to a navigable public body of water incident to the ownership thereof.

4. Granting such other and further relief as the Court may determine.

The motion will be based upon the Verified Application and all of the files, records, affidavits and proceedings herein in accordance with Minn. Stat. 505.14, the Minnesota Rules of Civil Procedure and the General Rules of Practice of the District Courts.

Instructions for joining the remote hearing are as follows:

Join ZoomGov Meeting <https://courts-state-mn-us.zoomgov.com/j/1600748458?pwd=b294a1NIQ0srZTRiaDZPdMjz3JBZz09MeetingID:1607623022>
Passcode: 692968

HUEMOELLER, GONTAREK & CHESKIS PLC

Dated: July 22, 2024
By: /s/ Anton Cheskis
Anton Cheskis, #0390001
16670 Franklin Trail Prior Lake, MN 55372
(952) 447-2131
ac@priorlakelaw.com
Attorneys for Applicants

ACKNOWLEDGMENT

The undersigned hereby acknowledges that costs, disbursements and reasonable attorney and witness fees may be awarded pursuant to Minn. Stat. §549.211, against a party for claims made in violation of that statute.

Dated: July 22, 2024
By: /s/ Anton Cheskis
Anton Cheskis, #0390001
(Published in The New Prague Times, Thursdays, September 5 and 12, 2024; No. T1394-9-12)

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)

INDEPENDENT SCHOOL DISTRICT NO. 721 SUMMARY OF REGULAR SCHOOL BOARD MEETING MONDAY, JULY 15, 2024 • 6:00 PM

Vice Chairperson Bartusek called the meeting to order at 6:01 p.m. Roll call was taken with Goldade and Schmidt noted as absent. The Pledge of Allegiance was recited. Skogerboe gave an update on the 2023-24 school year activities and athletics and Digatono, Marsh, Anderson, Fischer, Tuma, and Blenker spoke about their State softball experience. No open forum speakers. Motion by Havlicek, seconded by Steinhoff, to approve the agenda as amended. Carried. Motion by Havlicek, seconded by Steinhoff, to approve the consent agenda. Carried. Board Committee reports and Superintendent's report were given. Buthe reviewed the results from the 2023-24 parent survey. The following policies were reviewed for a first reading: Summary of Changes; 211, 304, 306, 555, 555F, 731, 902. Motion by Steinhoff, seconded by Havlicek, to approve the Elementary School Handbook. Carried 4/1. Call voted against. Motion by Steinhoff, seconded by Holden, to approve the Middle School Handbook. Carried 4/1. Call voted against. Motion by Holden, seconded by Steinhoff, to approve the Middle School Athletics/Activities Handbook. Carried. Motion by Steinhoff, seconded by Holden, to approve the High School Handbook. Carried. Motion by Havlicek, seconded by Steinhoff, to approve the High School Athletics/Activities Handbook. Carried. Motion by Steinhoff, seconded by Havlicek, to approve the High School Coaches/Advisors Manual. Carried. Motion by Holden, seconded by Steinhoff, to approve the Compass Learning Center Handbook. Carried. Motion by Steinhoff, seconded by Holden, to approve the Transportation Department Employee Manual. Carried. Motion by Steinhoff, seconded by Steinhoff, to approve the Transportation Parent Handbook. Carried. Policy 413 was discussed. Havlicek and Steinhoff called the question. Vote was held. Policy was approved 4/0 as presented. Call abstained from the vote. Motion by Holden, seconded Steinhoff, to adjourn the meeting at 7:16 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, September 5, 2024; No. T1395-9-5)

INDEPENDENT SCHOOL DISTRICT NO. 721 SUMMARY OF SPECIAL SCHOOL BOARD MEETING MONDAY, AUGUST 12, 2024 • 6:00 PM

Chairperson Goldade called the meeting to order at 6:01 p.m. Roll call was taken with Bartusek noted as absent. The Pledge of Allegiance was recited. Motion by Holden, seconded by Steinhoff, to approve the agenda. Carried. Resolution Relating to the Election of School Board Members and Calling the School District General Election. Member Holden introduced the following resolution and moved its adoption: RESOLUTION RELATING TO THE ELECTION OF SCHOOL BOARD MEMBERS AND CALLING THE SCHOOL DISTRICT GENERAL ELECTION. The motion for the adoption of the foregoing resolution was duly seconded by Schmidt and upon vote being taken thereon the following voted in favor thereof: Call, Holden, Goldade, Schmidt, Steinhoff, Havlicek and the following voted against the same: 0 whereupon said resolution was declared duly passed and adopted. Motion by Holden, seconded by Steinhoff, to adjourn the meeting at 6:10 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, September 5, 2024; No. T1396-9-5)

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.

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
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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
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PUBLIC NOTICE

Motor Vehicle Possessory Lien - Notice of Sale

Send by CERTIFIED MAIL

The dealership intends to sell the vehicle described below to satisfy its possessory lien. This notice is provided under Minnesota Statutes Section 514.21, Subd 2.

Vehicle description: 1934 Chevy Coupe, VIN 3521902, License plate MICNIC

Owner information from dealership records: Melvin D. Campbell, 2950 Woodland Trl. W. Shakopee, MN 55379.

No DVS Record, the vehicle is not titled and registered in Minnesota.

Dealership information: Stars & Stripes Garage, 31666 181st Avenue, New Prague, MN 56071. Phone Number and Contact Person: 952-688-6018 - Louis Kukacka

Grounds for lien and amounts owed. Repair and/or service charges: \$545.00, Towing charges: 0.00, Storage charges: \$18,222.00, Rental charges for replacement vehicle: \$ 0.00, Other charges and disbursements (specify): \$1,500.00 (attorney fees), Total amount due: \$20,267.00

IMPORTANT: Vehicle owner may reclaim the vehicle prior to its sale as provided in this Notice of Sale by paying the total amount due.

Date service or repair completed: 07/21/2012

Date this Notice of Sale mailed by certified mail: 08/29/2024

Date which the vehicle will be sold: September 25, 2024, at 10 a.m. at Stars & Stripes Garage

“Date after which the vehicle will be sold” must be at least 90 days after “Date service or repair completed” AND at least 3 weeks after the “Date this Notice of Sale mailed by certified mail”

Note: If there are lienholders of record, dealership must provide notice under Minnesota Statutes Sections 514.19 & 514.20.

(Published in The New Prague Times, Thursdays, September 5, 12 and 19, 2024; No. T1399-9-19)

PUBLIC NOTICE

SPECIAL CITY COUNCIL MEETING - CLOSED MINUTES

City of New Prague

Monday, August 5, 2024 at 6:05 PM

City Hall Council Chambers - 118 Central Ave N

Mayor Jirik called the Closed portion of the meeting to order at approximately 7:10 p.m.

PRESENT: Mayor Duane Jirik, Councilmember Shawn Ryan, Councilmember Maggie Bass, Councilmember Rik Seiler. ABSENT: Councilmember Bruce Wolf. Staff present: City Administrator Josh Tetzlaff.

1. CLOSED SESSION

Went into Closed session at 7:10 p.m. to conduct a closed City Council meeting to review annual performance of an individual subject to the City Council’s authority, Joshua M. Tetzlaff, City Administrator. Motion made by Councilmember Ryan, Seconded by Councilmember Bass to come out of closed session at 7:37 p.m. Voting Yea: Mayor Jirik, Councilmember Ryan, Councilmember Bass, Councilmember Seiler. Motion carried (4-0).

2. ADJOURNMENT

Motion made by Councilmember Seiler, Seconded by Councilmember Bass to adjourn the meeting at 7:38 p.m. Voting Yea: Mayor Jirik, Councilmember Ryan, Councilmember Bass, Councilmember Seiler. Motion carried (4-0).

ATTEST:

Duane J. Jirik, Mayor

Joshua M. Tetzlaff, City Administrator

(Published in The New Prague Times, Thursday, September 5, 2024; No. T1397-9-5)

PUBLIC NOTICE

CITY COUNCIL MEETING MINUTES

City of New Prague

Monday, August 5, 2024 at 6:00 PM

City Hall Council Chambers - 118 Central Ave N

1. CALL TO ORDER

Mayor Duane Jirik called the meeting to order at 6:00 p.m.

PRESENT: Mayor Duane Jirik, Councilmember Shawn Ryan, Councilmember Maggie Bass, Councilmember Rik Seiler. ABSENT: Councilmember Bruce Wolf. Staff present: City Administrator Josh Tetzlaff, Planning/Community Development Director Ken Ondich, Police Chief Tim Applen, Public Works Director Matt Rynda, and Fire Chief Steve Rynda

a. Pledge of Allegiance

2. APPROVAL OF REGULAR AGENDA

Motion made by Councilmember Seiler, Seconded by Councilmember Ryan to approve the Regular Agenda. Voting Yea: Mayor Jirik, Councilmember Ryan, Councilmember Bass, Councilmember Seiler. Motion carried (4-0).

3. CONSENT AGENDA

City Administrator Josh Tetzlaff had an addition of \$36,181.25 to the Claims for Payment. The Claims for Payment total has been

amended in these meeting minutes. (The previous amount was \$2,082,761.08.) Motion made by Councilmember Bass, Seconded by Councilmember Ryan to approve the Consent Agenda, as amended. Voting Yea: Mayor Jirik, Councilmember Ryan, Councilmember Bass, Councilmember Seiler. Motion carried (4-0).

a. Meeting Minutes

i. July 15, 2024, City Council Meeting Minutes

ii. July 15, 2024, Special City Council Meeting Minutes

b. Claims for Payment: \$2,118,942.33

c. Satisfaction of Assessment for PID #23.675.0240

d. Premises Permit Extension Requests for 1319 Woodfire Tavern

i. August 26, 2024

ii. September 20-22, 2024

e. Purchase of Equipment for Fire Department

f. Premises Permit Extension Request for Giesenbräu Bier Co.

g. Taser X2 Sale to Accredited Security

h. Resolution #24-08-05-01 - Approving MN Lawful Gambling Premises Permit Application LG214 for New Prague Hockey Association at The Rusty Spoke, 329 Main Street West

4. PUBLIC INVITED TO BE HEARD ON MATTERS NOT ON THE AGENDA

No members of the public spoke at this meeting.

5. CITY ENGINEER PROJECTS UPDATE

a. August 5, 2024, Public Works Director Matt Rynda provided a brief update.

6. PUBLIC HEARING(S) - 6:00 PM

7. ORDINANCE(S) FOR INTRODUCTION

8. ORDINANCE(S) FOR ADOPTION

a. Ordinance #350 - An Amendment to Interim Ordinance 2023-338 Authorizing a Study and Imposing a Moratorium on the Operation of Cannabis Businesses within the City of New Prague. Motion made by Councilmember Ryan, Seconded by Councilmember Bass for the second reading and adoption of Ordinance #350. Voting Yea: Mayor Jirik, Councilmember Ryan, Councilmember Bass, Councilmember Seiler. Motion carried (4-0).

9. RESOLUTIONS

a. Resolution #24-08-05-02 - Granting Approval of the Final Plat of Stienessen Addition Consisting of Three Lots on 4.1 Acres, Lanesburgh Township, Minnesota. Planning/Community Development Director Ken Ondich provided a brief update. Motion made by Councilmember Seiler, Seconded by Councilmember Ryan to approve Resolution #24-08-05-02. Voting Yea: Mayor Jirik, Councilmember Ryan, Councilmember Bass, Councilmember Seiler.

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: 22.520.0100

TRANSACTION AGENT'S MORTGAGE IDENTIFICA-

TION NUMBER: 1000830-1002251106-4

MOTION CARRIED (4-0).
b. Resolution #24-08-05-03 - Approving/Denying Variance for Kubes Furniture and Flooring Building. Planning/Community Development Director Ondich gave a short presentation. Discussion was had. Dennis Dvorak with the New Prague Area Historical Society provided some background. Randy Kubes was present and also spoke. Motion made by Councilmember Seiler, Seconded by Councilmember Bass to approve Resolution #24-08-05-03, with the condition of brick over stone. Voting Yea: Mayor Jirik, Councilmember Ryan, Councilmember Bass, Councilmember Seiler. Motion carried (4-0).

10. GENERAL BUSINESS

a. Small Area Plan Costs Estimates, Chris Janson with MSA presented to the Council, and Planning/Community Development Director Ondich provided some additional context. Discussion was had. Staff will continue work on this and bring it back to Council.

11. MISCELLANEOUS

a. Meeting Minutes

i. Utilities

ii. Golf

iii. Planning

b. Joint Powers Membership and Financial Update

c. Discussion of Items not on the Agenda

- Shawn Ryan inquired of the creamery site and the railroad company parking there. City Administrator Tetzlaff shared they will be parking vehicles there for about six weeks total and are paying the City in return.

- City Administrator Tetzlaff advised that the budget packet is getting wrapped up and it will be sent to Council August 6, 2024, in the morning.

- Police Chief Tim Applen shared that Night to Unite is Tuesday, August 6, 2024.

12. ADJOURNMENT

Motion made by Councilmember Bass, Seconded by Councilmember Ryan to adjourn the meeting at 7:05 p.m. Voting Yea: Mayor Jirik, Councilmember Ryan, Councilmember Bass, Councilmember Seiler. Motion carried (4-0).

ATTEST:

Duane J. Jirik, Mayor

Joshua M. Tetzlaff, City Administrator

(Published in The New Prague Times, Thursday, September 5, 2024; No. T1398-9-5)

TION 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 PM.

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 mortgagor(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. Kibongni 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.

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