

Public Notices

NOTICE OF MORTGAGE

FORECLOSURE SALE

NOTICE IS HEREBY GIVEN that default has occurred in the conditions of the following described mortgage:

DATE OF MORTGAGE: March 11, 2016.

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$100,000.00

MORTGAGOR(S): Roger Dvorak AND Nancy Dvorak, Husband and Wife

MORTGAGEE: LAKEVIEW BANK

DATE AND PLACE OF RECORDING:

Recorded: March 17, 2016, Scott County Recorder, Document: A998044

MODIFICATION OF MORTGAGE to extend maturity date to June 17, 2017:

Dated: March 31, 2017
Recorded: April 6, 2017

Document Number: A1023096

MODIFICATION OF MORTGAGE to increase the mortgage amount from \$100,000.00 to \$200,000.00 and to extend the maturity date to March 20, 2018:

Dated: September 20, 2017
Recorded: September 26, 2017

Document Number: A1034053

ASSIGNMENTS OF MORTGAGE: None

LEGAL DESCRIPTION OF PROPERTY: The South One-Half (S ½) of Lot Fourteen (14), and Lot Fifteen (15), except the South Four (4) feet, Sunrise View, Spring Lake, Scott County, Minnesota.

COUNTY IN WHICH PROPERTY IS LOCATED: Scott

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$365,227.03. THAT all pre-foreclosure requirements have been complied with: 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: November 7, 2024, 10:00 A.M.

PLACE OF SALE: Lobby at the southwest entrance of the Law Enforcement Center, 301 South Fuller Street, Shakopee, MN 55379

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

If the Mortgage is not reinstated under Minn. Stat. §580.30 or the property is not redeemed under Minn. Stat. §580.23, the Mortgagor(s) must vacate the property on or before 11 :59 p.m. on May 7, 2025, or the next business day if May 7, 2025 falls on a Saturday, Sunday or legal holiday.

Mortgagor(s) released from financial obligation: NONE

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

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.

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: September 12, 2024

LAKEVIEW BANK, Mortgagee

Dougherty, Molenda, Solfest, Hills & Bauer P.A.

By: /s/ Loren M. Solfest
ID: 178378

Attorneys for Assignee of Mortgage
14985 Glazier Avenue
Suite 525

Apple Valley, MN 55124
(952) 432-3136

File ID: 2024-Lakeview Bank-41607-LMS

(Published in The New Prague Times, Thursdays, September 19, 26, October 3, 10, 17 and 24, 2024; No. T1415-10-24)

PUBLIC NOTICE

Notice of Informal Probate of Will and Appointment of Personal Representative and Notice to Creditors

State of Minnesota
Scott County

District Court
First Judicial District

Court File Number:
70-PR-24-14079

Case Type: Informal Probate
In re the Estate of James Leroy Shuller, Deceased

TO ALL INTERESTED PERSONS AND CREDITORS:

Notice is hereby given that an application for informal probate of the above-named Decedent's Last Will dated 08/10/2022 has been filed with the Probate Registrar, and the application has been granted.

Notice is also given that the Probate Registrar has informally appointed the following:

Self Represented Litigant:
Julie Ann Smith

Address: 2883 Center Rd SW
Prior Lake, MN 55372

Email: Just_kids@live.com

Phone Number: 952-440-1183

as personal representative of the Estate of the Decedent. Any heir, devisee or other interested person may be entitled to appointment as personal representative, or may object to the appointment of the personal representative.

Unless objections are filed pursuant to Minn. Stat. § 524.3-607, and the court otherwise orders, the personal representative has full power to administer the Estate, including, after 30 days from the date of issuance of letters, the power to sell, encumber, lease or distribute real estate.

Any objections to the probate of the Will, or to the appointment of the personal representative, must be filed with this court, and will be heard by the court after the filing of an appropriate petition and proper notice of hearing.

Notice is also given that, subject to Minn. Stat. § 524.3-801, all creditors having claims against the Estate are required to present the claims to the personal representative or to the Court Administrator within four (4) months after the date of this Notice, or the claims will be barred.

Date: 10/01/2024
/s/ Tiffany Kleeberger
Deputy Registrar
Vicky L. Carlson
County Administrator

(Published in The New Prague Times, Thursdays, October 10 and 17, 2024; No. T1430-10-17)

PUBLIC NOTICE

NOTICE OF HEARING ON PROPOSED AMENDMENTS TO THE NEW PRAGUE CITY CODE PERTAINING TO CANNABIS AND HEMP BUSINESSES

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the New Prague Planning Commission on Wednesday, October 23rd, 2024 at 6:30 P.M., or shortly thereafter at New Prague City Hall to consider proposed amendments to the New Prague City Code pertaining to cannabis and hemp businesses.

Anyone wishing to be heard in reference to the above-mentioned matter may submit written comments to the New Prague Planning Department or attend the meeting. Copies of the proposed Ordinance Amendment will be available on the City's website for viewing or hard copies can be mailed upon request.

New Prague Planning Commission

Kyra Chapman, Planner

(Published in The New Prague Times, Thursday, October 10, 2024; No. T1432-10-10)

PUBLIC NOTICE

**CITY OF NEW PRAGUE, MINNESOTA
NOTICE OF PUBLIC HEARING
REGARDING PROPOSED PROPERTY TAX
ABATEMENT FOR THE PROPOSED 54-UNIT
WORKFORCE HOUSING PROJECT**

NOTICE IS HEREBY GIVEN that the City of New Prague, Minnesota (the "City") will hold a public hearing at a meeting of the City Council beginning at 6:00 P.M., on Monday, October 21, 2024 to be held in the City Hall Council Chambers, 118 Central Ave North, New Prague, Minnesota on the request of the City of New Prague to abate all or a portion of the City's share of the property taxes to be levied on tax parcel number 23.501.0010 (the "Property"). The total amount of the taxes proposed to be abated by the City for a maximum period of 15 years anticipated to be for the years 2027 through 2041 is estimated to be not more than \$477,837. The City Council will consider granting a property tax abatement on the Property in connection with the construction of a 54-unit workforce housing project in the City.

All interested persons may appear at the hearing and present their views orally or prior to the meeting in writing.

BY ORDER OF THE CITY COUNCIL OF THE
CITY OF NEW PRAGUE, MINNESOTA

(Published in The New Prague Times, Thursday, October 10, 2024; No. T1433-10-10)

PUBLIC NOTICE

**NOTICE OF SALE OF STORED PROPERTY
TO COLLECT UNPAID RENT**

NOTICE IS HEREBY GIVEN that unless all rents, and fees are paid to New Prague Mini Storage, Inc., 952-457-2633, before 8:30AM, October 22, 2024 on behalf of the following leasers, the contents of the storage lockers shall be sold on public online auction. The online auction will open October 18, 2024 at www.StorageTreasures.com. Bidding will close Tuesday, October 22, 2024 at 9:00AM.

Barbara Schleeve; home furniture, household items/décor, kids items, sports items, storage bins, heaters, misc items.

View photos and place bids at www.StorageTreasures.com. All property is sold as is with no warranties or guarantees. New Prague Mini Storage, Inc. reserves the right to cancel any part of the sale, or the entire sale without notice.

(Published in The New Prague Times, Thursdays, October 3 and 10, 2024; No. T1425-10-10)

PUBLIC NOTICE

**NOTICE OF PUBLIC HEARING
FOR CONDITIONAL USE PERMIT**

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the New Prague Planning Commission on Wednesday, October 23rd, 2024 at 6:30 P.M., or shortly thereafter to consider the application for **Conditional Use Permit #C5-2024 to allow for an expansion of a Health Care Facility at 301 2nd Street NE**. The proposed addition would be 6,400 sq. ft. on the east side of the existing building and would be for Oncology and Infusion services. The conditional use permit request is being made by Mayo Clinic Health System in the RL-70 Single Family Residential Zoning district, on the following described property:

Lots 1 through 10, Block 8, St. Wenceslaus Addition, according to the recorded plat thereof, City of New Prague, Scott County, Minnesota.

Let written notice hereof be given to all property owners within 350 feet of such property not less than ten (10) days prior to the said hearing date.

New Prague Planning Commission
Kenneth D. Ondich
Planning / Community Development Director

(Published in The New Prague Times, Thursday, October 10, 2024; No. T1431-10-10)

PUBLIC NOTICE

ADVERTISEMENT FOR BIDS

Notice is hereby given that sealed bids will be received by the General Manager of New Prague Utilities Commission at the Utility Offices located at 118 Central Ave N, New Prague, MN 56071, until **1:30 P.M. on October 24, 2024**, for Furnishing Diesel Generating Equipment. At said time and place, the bids shall be publicly opened and read aloud.

The proposed construction is described in general as follows: The general nature of the work on which proposals will be received consists of the furnishing four (4) new 2,500 - 3,100 kW (stand-by-rated), 12.47 kV, 3-phase, 60 Hz diesel engine generator sets with controls and accessories; miscellaneous related equipment; and testing, commissioning, and start-up services.

The above work shall be in accordance with the specifications and proposed form of contract now on file in the office of New Prague Utilities Commission, New Prague, Minnesota, by this reference made a part hereof, as though fully set out and incorporated herein. Suppliers desiring a copy of the project documents for individual use may obtain them from the office of DGR Engineering, Rock Rapids, Iowa, telephone (712) 472-2531, fax (712) 472-2710, website www.dgr.com, e-mail dgr@dgr.com, no deposit required.

Each bid shall be made on the bid form furnished by the Engineer and shall be accompanied by bid security in the form of a certified check or bid bond, made payable to New Prague Utilities Commission, New Prague, Minnesota, in the amount of ten percent (10%) of the bid, which security becomes the property of New Prague Utilities Commission in the event the successful bidder fails to enter into a contract and post a satisfactory Performance and Payment Bond. Payment to the Supplier for the equipment will be made from cash on hand or such other funds that legally may be used or obtained for such purposes. Payment to the Supplier for new equipment shall be made on the basis of ninety percent (90%) upon the delivery and placement of the equipment; ten percent (10%) within thirty-one (31) days after final completion, testing, start-up, Owner's acceptance, and delivery of final documentation.

All materials shall be delivered per the dates set in the Specifications.

New Prague Utilities Commission reserves the right to defer acceptance of any bid for a period not to exceed thirty (30) days after the date bids are received and no bid may be withdrawn during this period. New Prague Utilities Commission also reserves the right to reject any or all bids and enter into such contract as it shall deem to be in the best interest of the Utility.

Dated this 1st day of October 2024.
NEW PRAGUE UTILITIES COMMISSION

By /s/ Bruce Reimers, General Manager

(Published in The New Prague Times, Thursday, October 10, 2024; No. T1429-10-10)