

# PUBLICNOTICES

## 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: Michael A. Dingman and Deborah L. Dingman, as joint tenants

Mortgagee: Morgan Stanley Dean Witter Credit Corporation of Minnesota

Dated: 03/14/2005  
Recorded: 03/23/2005

Scott County Recorder Document No. A692283

Assigned To: Citizens Bank N.A. fka, RBS Citizens N.A. and Citizens Bank of Massachusetts

Dated: 05/10/2016  
Recorded: 05/26/2016

Scott County Recorder Document No. A1002440

Transaction Agent: N/A  
Transaction Agent Mortgage ID No: N/A

Lender or Broker: Morgan Stanley Dean Witter Credit Corporation of Minnesota

Servicer: Ocwen Loan Servicing, LLC

Mortgage Originator: Morgan Stanley Dean Witter Credit Corporation of Minnesota

LEGAL DESCRIPTION OF PROPERTY: Real property in Scott County, Minnesota, described as follows:

The part of the North half of the North half of the Southwest Quarter of Section 15, Township 114, Range 22, Scott County, Minnesota, described as follows:

Commencing at the northwest corner of the south 297.00 feet of said North half of the North half of the Southwest Quarter;

thence northerly along the west line a distance of 66.00 feet to the point of beginning of the land to be described;

thence continuing northerly along said west line a distance of 66.00 feet;

thence easterly parallel with the south line of said North half of the North half of the Southwest Quarter a distance of 374.52 feet;

(thence northerly parallel with said west line a distance of 119.28 feet;

thence easterly parallel with the north line of said North half of the North half of the Southwest Quarter a distance of 1164.17 feet;

thence northerly a distance of 112.56 feet to a point on said north line distant 1538.69 feet easterly of the northwest corner of said North half of the North half of the Southwest Quarter;

thence easterly along said north line a distance of 287.00 feet to a point distant 169.76 feet westerly of the northwest corner of the east 660.00 feet of said North half of the North half of the Southwest Quarter;

thence southerly parallel with the east line of said North half of the North half of the Southwest Quarter a distance of 188.40 feet;

thence westerly parallel with said south line a distance of 825.37 feet;

thence southerly parallel with said west line a distance of 44.00 feet;

thence westerly parallel with said south line a distance of 266.53 feet;

thence southerly parallel with said west line a distance of 733.47 feet to the point of beginning.

This is Abstract Property.

TAX PARCEL NO.: 119150412

ADDRESS OF PROPERTY: 18533 Fair Lawn Avenue

Prior Lake, MN 55372

COUNTY IN WHICH PROPERTY IS LOCATED: Scott

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$100,000.00

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE, INCLUDING TAXES, IF ANY, PAID BY MORTGAGEE: \$99,979.51

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: September 6, 2016, 10:00 AM

PLACE OF SALE: Scott County Sheriff's Office, Civil Unit, 301 Fuller Street S., Shakopee, MN

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 March 6, 2017 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 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, AND ARE ABANDONED.

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

Mortgagor: Jacques R. Cooperman, a single man & Julie Lohse, a single woman

Mortgagee: Mortgage Electronic Registration Systems, Inc. as nominee for Summit Mortgage Corporation, a Minnesota corporation

Dated: 10/27/2005

Filed: 12/22/2005  
Scott County Registrar of Titles Document No. T173246 Against Certificate of Title No.: 42939

Assigned To: Ocwen Loan Servicing, LLC

Dated: 03/05/2013  
Filed 03/11/2013

Scott County Registrar of Titles Document No. T221892 Against Certificate of Title No.: 42939

Transaction Agent: Mortgage Electronic Registration Systems, Inc.

Transaction Agent Mortgage ID No: 1000619-0530000008-4

Lender or Broker: Summit Mortgage Corporation, a Minnesota corporation

Servicer: Ocwen Loan Servicing, LLC

Mortgage Originator: Summit Mortgage Corporation, a Minnesota corporation

LEGAL DESCRIPTION OF PROPERTY: Unit No. 1602, Common Interest Community No. 1098, a Condominium, Providence Pointe Condominiums, Scott County, Minnesota

This is Registered Property.

TAX PARCEL NO.: 273401110

ADDRESS OF PROPERTY: 1703 COUNTRYSIDE DRIVE

SHAKOPEE, MN 55379

COUNTY IN WHICH PROPERTY IS LOCATED: Scott

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$212,200.00

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE, INCLUDING TAXES, IF ANY, PAID BY MORTGAGEE: \$178,699.05

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: September 20, 2016, 10:00 AM

PLACE OF SALE: Scott County Sheriff's Office, Civil Unit, 301 Fuller Street S., Shakopee, MN

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 March 20, 2017 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 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, AND ARE ABANDONED.

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

Mortgagor: Sherry A. Carlson, fka Sherry A. Doherty, and Patrick J. Carlson, wife and husband

Mortgagee: Mortgage Electronic Registration Systems, Inc. as nominee for Maribella Mortgage, LLC

Dated: 11/01/2005  
Recorded: 12/02/2005

Scott County Recorder Document No. A722448

Assigned To: U.S. Bank National Association, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2006-KS1

Dated: 05/13/2016  
Recorded: 05/24/2016

Scott County Recorder Document No. A1002254

Transaction Agent: Mortgage Electronic Registration Systems, Inc.

Transaction Agent Mortgage ID No: 100220710000095097

Lender or Broker: Maribella Mortgage, LLC

Servicer: Ocwen Loan Servicing, LLC

Mortgage Originator: Maribella Mortgage, LLC

LEGAL DESCRIPTION OF PROPERTY: Commencing at a point 35-23/33 Rods South of the Southwest corner of the Northwest Quarter of the Southeast quarter of Section 34, Township 113, Range 23, Scott County Minnesota; thence East 183 feet; thence South 62 feet; thence West 183 feet and thence North 62 feet to the place of beginning, according to the United States Government Survey thereof and situate in Scott County, MN

This is Abstract Property.

TAX PARCEL NO.: 249341160

ADDRESS OF PROPERTY: 207 Columbus Ave N

New Prague, MN 56071

COUNTY IN WHICH PROPERTY IS LOCATED: Scott

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$169,200.00

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE, INCLUDING TAXES, IF ANY, PAID BY MORTGAGEE: \$157,789.60

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: September 27, 2016, 10:00 AM

PLACE OF SALE: Scott County Sheriff's Office, Civil Unit, 301 Fuller Street S., Shakopee, MN

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.

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Recorded: 05/24/2016

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Transaction Agent Mortgage ID No: 100220710000095097

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Servicer: Ocwen Loan Servicing, LLC

Mortgage Originator: Maribella Mortgage, LLC

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Recorded: 05/24/2016

Scott County Recorder Document No. A1002254

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DATE AND TIME OF SALE: September 27,



**All Saints**  
SENIOR LIVING  
...Because the journey matters

**Is it time to look at alternative housing for your parents?**

All Saints Offers:  
Senior Housing with Services, Saints Courte Memory Support, Enhanced Care Suites.

**Schedule a Tour Today**  
For information please visit  
[allsaintsseniorliving.com](http://allsaintsseniorliving.com)

1880 Independence Drive, Shakopee, MN 55379  
Phone: 952-233-7351

## POLICE REPORT

The following are selected initial-complaint reports filed by Shakopee police.

**Aug. 8**  
A 30-year-old from St. Peter was arrested on a Le Sueur County warrant, false information to police and possession of hypodermic needles at 12:23 a.m. at AmericInn, 4100 12th Ave. E.

A 41-year-old woman from New Prague was cited for shoplifting at Cub Foods at 9:50 a.m.

Theft was reported at Seagate

Technology at 11:08 a.m.

A Burnsville man, 26, was arrested on Scott County warrants at 12:13 p.m. on the 1300 block of Heather Street.

Fraud was reported at Valleyfair at 1:46 and 2:54 p.m.

**Aug. 9**  
Theft was reported at 12:38 a.m. on the 700 block of Sarazin Street.

A 27-year-old Lakeville man was arrested at 7 a.m. for fleeing police on foot on County Road 101 and Valley Park Drive.

An injury crash was reported at 10:48 a.m. on the 700 block of Third Avenue.

Theft was reported at 4:01 p.m. on the 2000 block of Granite Drive.

**Aug. 10**  
An injury crash was reported at 12:59 a.m. on Woodward Avenue and Pike Lake Road.

Burglary was reported at 8:18 a.m. on the 2800 block of 18th Avenue.

A 22-year-old Shakopee woman was arrested on a Scott County warrant and cited for theft at Cub Foods at 4:19 p.m.

**Aug. 11**  
An Eagan man, 19, was cited for theft at Valleyfair at 2:59 p.m.

Theft was reported at Canterbury Card Club at 6:21 p.m.

Theft was reported at 9:57 p.m. on the 800 block of Bluff Avenue E.

A 24-year-old woman from St.

Paul was arrested at 11:25 p.m. for possession of a controlled substance and hypodermic needles and a North St. Paul man was arrested on a Ramsey County warrant and cited for false information to police on County Road 83 and Valley View Road.

**Aug. 12**  
A motor vehicle was reported stolen from Cub Foods at 6:58 a.m.

Motor vehicle theft was reported at 3:01 p.m. on the 8000 block of Stratford Circle.

A 25-year-old Belle Plaine man was arrested on Sibley County warrants at 4:16 p.m. at Target.

A 56-year-old man from Chisago City was arrested on a no-contact order violation at 10:02 p.m.

A 15-year-old girl from Shakopee was arrested for obstruction of the legal process without force at 10:02 p.m. at Dollar General, Shakopee Town Square.

**Aug. 13**  
A Shakopee man, 35, was arrested on a Hennepin County warrant at 12:21 a.m. on the 700 block of Garden Lane.

An 18-year-old man from Savage was cited for possession of a small amount of marijuana at 1:36 a.m. on County Road 101 and Marschall Road.

Theft was reported at 10:46 a.m. on the 600 block of Westwind Avenue.

Theft was reported at 11:57 a.m. on the 1600 block of Friesian Street.

A 19-year-old man was arrested at 4:47 p.m. for motor vehicle theft, assault and driving after suspension at Valleyfair. Also arrested were a man, 21, for aiding and abetting motor vehicle theft, motor vehicle tampering and possession of marijuana, and a man, 21, for aiding and abetting motor vehicle theft, motor vehicle tampering and receiving stolen property. All three men are from Minneapolis.

Theft was reported at 5:46 p.m. on the 900 block of Alysheba Road.

Theft was reported at Huber Park at 5:58 p.m.

**Aug. 14**  
A 34-year-old homeless man was cited for trespassing at 7:34 a.m. at Canterbury Park.

Assault was reported at Superior, 1298 Vierling Drive at 9:10 a.m.

Theft was reported at 9:29 a.m. on the 1600 block of Roundhouse Circle.

Theft was reported at 12:03 p.m. on the 1100 block of Madison Street.

Theft was reported at 12:32 p.m. on the 2000 block of French Trace Avenue.

Burglary was reported at 3:16 p.m. on the 2200 block of Quail Street.

# PUBLICNOTICES

continued from previous page

representatives or assigns is six (6) months from the date of said sale.

The following information is provided pursuant to Minnesota Statutes Sections 580.025 and 580.04:

1. Street Address of Property: 7921 Stratford Circle North, Shakopee, MN 55379

2. Name of Transaction Agent, Residential Mortgage Servicer, Lender and/or Broker: N/A

3. Tax Parcel Identification Number of the Property: 273301040

4. Transaction Agent's Mortgage Identification Number, if known: N/A

5. Name of Mortgage Originator, if stated on mortgage: N/A

6. Date on which Occupant must vacate Property, if mortgage is not reinstated under Section 580.30 or property redeemed under 580.23: 11:59 p.m. on April 4, 2017. 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.

REDEMPTION NOTICE

THE TIME ALLOWED BY LAW FOR REDEMPTION BY THE OWNER, ERIC LEVIN, THE OWNER'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 LIENED PREMISES ARE IMPROVED WITH A RESIDENTIAL DWELLING OF LESS THAN FIVE UNITS, ARE NOT PROPERTY USED FOR AGRICULTURAL PRODUCTION, AND ARE ABANDONED.

Dated: August 10, 2016

Lienor:

STRATFORD VILLAGE

CONDOMINIUM ASSOCIATION

BY: /s/ Sarah E. Fisher-Otten

Sarah E. Fisher-Otten

Its: Attorney in Fact

FISHER LAW FIRM, PLLC

BY: /s/ Sarah E. Fisher-Otten

Sarah E. Fisher-Otten, #0386682

1120 E. 80th St., Suite 202

Bloomington, MN 55420

(651) 442-0206

Attorney for Lienor

THIS INSTRUMENT WAS

DRAFTED BY:

FISHER LAW FIRM, PLLC

1120 E. 80th St., Suite 202

Bloomington, MN 55420

(651) 442-0206

File No. 00132.0014

(Published in the Shakopee

Valley News on Thursday,

August 18, 25 and September 1, 8,

15, 22, 2016; No. 5330)

### NOTICE

The following vehicle(s) were impounded from Manheim Northstar-Shakopee, MN.

2001 Buick Regal LS

2G4WB55K311282387 (gold)

If you are the legal owner to

any of the vehicles listed above,

please contact Majestic Towing

at 612-308-7617.

(Published in the Shakopee

Valley News on Thursday, August 4, 11, 18, 2016; No. 5322)

### NOTICE OF HEARING ON PROPOSED ASSESSMENT Hilldale Drive Improvements Project No. 2014-3

TO WHOM IT MAY CONCERN:

Notice is hereby given that the City Council of the City of Shakopee will meet at 7:00 P.M. or thereafter, on September 6, 2016, in the Council Chambers of the City Hall, 129 South Holmes Street, Shakopee, Minnesota to pass upon the proposed assessment for the following improvements, to wit:

Hilldale Drive Improvements  
The Area proposed to be assessed for such improvement is:

Those properties lying within Section 13, Township 115, Range 22, Scott County.

Said properties being further described, but not inclusive:

Properties adjacent to Hilldale Drive.

The proposed assessment is on file for public inspection at the Office of the City Clerk in City Hall, 129 South Holmes Street. Written or oral objections by any and all persons desiring to be heard will be considered at the hearing by the City Council. If you have any questions that you wish to discuss, prior to the public hearing, please contact Bruce Loney, Public Works Director at 500 Gorman Street, 952-233-9361.

The total cost to be assessed is \$241,743.23.

Any property owner wishing to appeal an assessment must file a written objection, signed by the affected property owner, with the City Clerk prior to the assessment hearing on September 6, 2016 or present a signed written objection to the presiding officer at the public hearing on September 6, 2016.

Any property owner may appeal an assessment to District Court pursuant to Section 429.081 by serving notice of the appeal upon the Mayor or City Clerk of the City of Shakopee within 30 days after the adoption of the assessment and filing such notice with the District Court within ten days after service upon the Mayor or City Clerk.

Property owners should be aware that both of the procedures described in the former two paragraphs must be followed in order for an appeal to be valid.

Under Minnesota Statutes, Section 435.193 to 435.195, the Council may, in its discretion, defer the payment of this special assessment for any homestead property owned by a person 65 years of age or older or who is retired by virtue of permanent and total disability for whom it would be a hardship to make the payments. When deferment of the special assessment has been granted and is terminated for any reason provided in that law, all amounts accumulated plus applicable interest shall be due within sixty days of the termination of the deferment. Any assessed property owner meeting the requirements of

this law and the ordinance adopted under it may, within 30 days of the conformation of the assessment, apply to the City Clerk on the prescribed form for such deferral of payment of this special assessment on his/her property.

Dated this 4th day of August,

2016.

Lori Hensen

City Clerk

CITY OF SHAKOPEE

(Published in the Shakopee

Valley News on Thursday,

August 11 and 18, 2016; No. 5327)

### OFFICE OF THE MINNESOTA SECRETARY OF STATE

#### CERTIFICATE OF ASSUMED NAME

#### 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 consumer to be able to identify the true owner of a business.

Assumed Name: JDLogistics

Principal Place of Business:

2158 Charismatic Drive, Shakopee,

MN 55379 USA

Nameholder(s): Jared Douglas

Landwer, 2158 Charismatic Drive,

Shakopee, MN 55379

If you submit an attachment, it will be incorporated into this document. If the attachment conflicts with the information specifically set forth in this document, this document supersedes the data referenced in the attachment.

By typing my name 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.

Jared Landwer

Date Filed: 07/26/2016

(Published in the Shakopee

Valley News on Thursday,

August 18 and 25, 2016; No. 5329)

**Early Public Notice deadline for the Shakopee Valley News is NOON on Wed., August 31st for the Thursday, September 8th issue. Faxes are not accepted.**

## Savage man sentenced in second criminal sexual conduct case

BY ALEX HALL  
editor@savagepacer.com



Brandon Jo Hobbs

A man from Savage who was sentenced earlier this year for a sexual assault at Lakefront Park in Prior Lake will now spend more time behind bars for a separate sex crime he committed in Savage.

Brandon Jo Hobbs, 18, pleaded guilty in Scott County District Court on June 15 to third-degree criminal sexual conduct, a felony, related to the January incident. On Aug. 11, Judge Ann Offerman sentenced Hobbs to 15 months at the Minnesota Correctional Facility in St. Cloud. He will be required

to register as a predator upon release, and he will be subject to conditional release requirements for the rest of his life.

Hobbs also pleaded guilty on June 15 to third-degree criminal sexual conduct, a felony, related to the January incident at Lakefront Park in Prior Lake. Offerman sentenced him to a 15-month prison sentence for that incident.

The two sentences are

consecutive, meaning Hobbs will have a total of 30 months to serve. He is expected to serve 20 months behind bars and 10 on supervised release, though he will receive credit for time served.

Hobbs was 17 at the time of the May 2015 incident, but he was certified by the court as an adult at the June 15 hearing.

According to the most recent criminal complaint, Hobbs allegedly had consensual sex with a 15-year-old girl at his home in Savage in January of this year. Hobbs, who is 33 months older than the alleged victim in that case, was 18 at the time of the incident.

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