

STATE OF MINNESOTA
COUNTY OF STEARNS
DISTRICT COURT
SEVENTH JUDICIAL
DISTRICT
CASE TYPE:
Quiet Title Action
Court File No. 73-CV-23-9164

SUMMONS

Scott Johnson
Plaintiff

vs.

Security Mini Storage LLC,
Karasch Properties LLC, River
View Townhomes of Sauk
Centre Limited Partnership,
and all other persons unknown
claiming any right, title, estate,
interest, or lien in the real estate
described in the complaint
herein.

Defendants.

THIS SUMMONS IS DIRECTED TO THE ABOVE-NAMED DEFENDANTS, AND ALL OTHER PERSONS UNKNOWN CLAIMING ANY RIGHT, TITLE, ESTATE, INTEREST, OR LIEN IN THE REAL ESTATE DESCRIBED IN THE COMPLAINT HEREIN.

1. YOU ARE BEING SUED. The Plaintiff has started a lawsuit against you. The Plaintiff's Complaint against you is on file in the office of the Court Administrator of the above-named Court. Do not throw these papers away. They are official papers that affect your rights. You must respond to this lawsuit even though it may not yet be filed with the Court and there may be no court file number on this Summons.

2. YOU MUST REPLY WITHIN 21 DAYS TO

PROTECT YOUR RIGHTS.

You must give or mail to the person who signed this Summons a written response called an Answer within 21 days of the date on which you received this Summons. You must send a copy of your Answer to the person who signed this Summons located at:
GAMMELLO-PEARSON, PLLC
14275 Golf Course Drive,
Suite 200
Baxter, MN 56425

3. YOU MUST RESPOND TO EACH CLAIM. The Answer is your written response to the Plaintiff's Complaint. In your Answer you must state whether you agree or disagree with each paragraph of the Complaint. If you believe the Plaintiff should not be given everything asked for in the Complaint, you must say so in your Answer.

4. YOU WILL LOSE YOUR CASE IF YOU DO NOT SEND A WRITTEN RESPONSE TO THE COMPLAINT TO THE PERSON WHO SIGNED THIS SUMMONS. If you do not answer within 21 days, you will lose this case. You will not get to tell your side of the story, and the Court may decide against you and award the Plaintiff everything asked for in the Complaint. If you do not want to contest the claims stated in the Complaint, you do not need to respond. A default judgment can then be entered against you for the relief requested in the Complaint.

5. LEGAL ASSISTANCE. You may wish to get legal help from a lawyer. If you do not have a lawyer, the Court Administrator may have information about places where you can get legal assistance.

SUMMONS

Even if you cannot get legal help, you must still provide a written Answer to protect your rights or you may lose the case.

6. ALTERNATIVE DISPUTE RESOLUTION. The parties may agree to or be ordered to participate in an alternative dispute resolution process under Rule 114 of the Minnesota General Rules of Practice. You must still send your written response to the Complaint even if you expect to use alternative means of resolving this dispute.

7. THIS LAWSUIT MAY AFFECT OR BRING INTO QUESTION TITLE TO REAL PROPERTY located in Stearns County, State of Minnesota, legally described as follows:

See Attached Exhibit A (the "Premises").

EXHIBIT A LEGAL DESCRIPTION SURVEY OF:

That part of Lot 29 of AUDITOR'S SUBDIVISION of the north 1/2 of Section 15, Township 126, Range 34, Stearns County, Minnesota, according to the recorded plat thereof, described as follows:

Commencing at the southwest corner of HOUGHTON'S THIRD ADDITION, according to the recorded plat thereof;

thence South 00 degrees 00 minutes 00 seconds West along the east right-of-way line of Trunk Highway No. 71, a distance of 275.00 feet;

thence North 90 degrees 00 minutes 00 seconds East 262.83 feet to the point of beginning of the land to be described;

thence continuing North 90 degrees 00 minutes 00 seconds East 300.00 feet to the intersection with the east line of the west 562.83 feet of said Lot 29;

thence South 00 degrees 00 minutes 00 seconds East 235.80 feet;

thence North 89 degrees 21 minutes 00 seconds West 300.02 feet to the intersection with a line bearing South 00 degrees 00 minutes 00 seconds West from the point of beginning;

thence North 00 degrees 00 minutes 00 seconds East 232.40 feet to the point of beginning.

Subject to a City Road Easement of record over the southerly 33 feet thereof And Subject to a General Utility Easement recorded on May 8, 1996, as Document No. 819025.

The object of this action is to obtain a judgment that Plaintiff is the owner in fee of the above-described real property, and that none of the above-named Defendants has any estate or interest therein or lien thereon.

No personal claim is made against any Defendant. If any Defendant on whom this Summons is served unreasonably defends the action, said Defendant shall pay full costs to the Plaintiff.

Dated: November 17, 2023

GAMMELLO-PEARSON, PLLC

/s/ James M. Gammello
James M. Gammello #140144
Daniel M. Hawley (#0390337)

14275 Golf Course Drive,
Suite 200
Baxter, MN 56425

Telephone: 218/828-9511
Facsimile: 218/824-8545

E-mail: jgammello@gqlaw.net
ATTORNEYS FOR PLAINTIFF

H-1-3B

STATE OF MINNESOTA
COUNTY OF STEARNS
CASE TYPE: QUIET TITLE
DISTRICT COURT
SEVENTH JUDICIAL
DISTRICT
Court File No. 73-CV-23-9838

SUMMONS

Sawbill Outstate, Inc.
Plaintiff

vs.

Jeffrey Ellison; Midland
Funding, LLC; Estate of David
Loren Ellison, deceased;
Unknown heirs of David Loren
Ellison, deceased; Secretary of
Veterans Affairs, an Officer of
the United States of America;
Wells Fargo Bank, N.A.

Also all other persons unknown
claiming any right, title, estate,
interest or lien in the real estate
described in the complaint
herein,

Defendants.

THIS SUMMONS IS DIRECTED TO THE ABOVE-NAMED DEFENDANTS:

1. YOU ARE BEING SUED. The Plaintiff has started a lawsuit against you. The Plaintiff's Complaint against you is attached to this summons. Do not throw these papers away. They are official papers that affect your rights. You must respond to this lawsuit even though it may not yet be filed with the Court and there may be no court file number on this summons.

2. YOU MUST REPLY WITHIN 20 DAYS TO PROTECT YOUR RIGHTS. You must give or mail to the person who signed this summons a written response called an Answer within 20 days of the date on which you received this Summons. You must send a copy of your Answer to the person who signed this summons located at: Mark A.

SUMMONS

V. Petersen, PETERSEN, PLC,
5620 Memorial Ave N, Ste E,
Stillwater, MN 55082, 651-
351-0500, mark@petersenplc.com.

3. YOU MUST RESPOND TO EACH CLAIM. The Answer is your written response to the Plaintiff's Complaint. In your Answer you must state whether you agree or disagree with each paragraph of the Complaint. If you believe the Plaintiff should not be given everything asked for in the Complaint, you must say so in your Answer.

4. YOU WILL LOSE YOUR CASE IF YOU DO NOT SEND A WRITTEN RESPONSE TO THE COMPLAINT TO THE PERSON WHO SIGNED THIS SUMMONS. If you do not Answer within 20 days, you will lose this case. You will not get to tell your side of the story, and the Court may decide against you and award the Plaintiff everything asked for in the complaint. If you do not want to contest the claims stated in the Complaint, you do not need to respond. A default judgment can then be entered against you for the relief requested in the Complaint.

5. LEGAL ASSISTANCE. You may wish to get legal help from a lawyer. If you do not have a lawyer, the Court Administrator may have information about places where

you can get legal assistance. **Even if you cannot get legal help, you must still provide a written Answer to protect your rights or you may lose the case.**

6. ALTERNATIVE DISPUTE RESOLUTION. The parties may agree to or be ordered to participate in an alternative dispute resolution process under Rule 114 of the Minnesota General Rules of Practice. You must still send your written response to the Complaint even if you expect to use alternative means of resolving this dispute.

7. THIS LAWSUIT MAY AFFECT OR BRING INTO QUESTION TITLE TO REAL PROPERTY legally described Lot 1, Block 1, Meadowlawn Village and an undivided 1/19th interest in Outlot A, Meadowlawn Village, Stearns County, Minnesota, and commonly known as 827 Village Ave, Sartell, MN 56377.

DATED: December 15, 2023

PETERSEN, PLC
By: /s/ Mark A. V. Petersen

Mark A. V. Petersen
(#278580)
5620 Memorial Ave N, Suite E
Stillwater, MN 55082
(651) 351-0500
mark@petersenplc.com

ATTORNEY FOR PLAINTIFF

H-1-2B

BIRCHDALE TOWNSHIP NOTICE OF ELECTION FILING

The Birchdale Township Election will be held on Tuesday, March 12, 2024 at the Birchdale Town Hall. Affidavits of candidacy may be filed with the Township Clerk at the Clerk's home at 426 West Main Street, Melrose, MN 56352 starting at 8:00 a.m. January 2, 2024 through January 16, 2024 by 5:00 PM for the following offices:

- One (1) Supervisor – Position C ---- 3 Year Term One (1)
- One (1) Supervisor – Position D ---- 3 Year Term One (1)

The filing fee is \$2.00. Please call ahead (320) 248-1841.

Jackie Bauer,
Clerk-Birchdale Township, Todd County

H-52-2B

ORDINANCE 827

AN ORDINANCE OF THE CITY OF SAUK CENTRE AUTHORIZING SUMMARY PUBLICATION OF ORDINANCE 826 SUMMARIZING AND REAFFIRMING FEES FOR CITY LICENSES AND PERMITS AND PROVIDING FOR SUBSEQUENT REVIEW, MODIFICATION AND AMENDMENT

THE CITY OF SAUK CENTRE DOES HEREBY ORDAIN:
Section 1: Publication of the title summarizing Ordinance 826 will clearly inform the public of the intent and effect of the ordinance.

Section 2: A printed copy of the text of Ordinance 826 will be available for inspection by any person during regular business hours at the office of the City of Clerk or by standard or electronic mail.

Section 3: This Ordinance shall become effective upon its passage and publication as provided by law.

The foregoing ordinance was duly passed and adopted by the Council of the City of Sauk Centre, Minnesota at its regular meeting on the 20th day of December, 2023.

By Warren Stone

Its Mayor

By Vicki M. Willer

Its City Administrator/Clerk

H-1-1B

PUBLIC NOTICES

WEST UNION TOWNSHIP FILING NOTICE

Affidavits of candidacy may be filed with Sharon Marthaler, the town clerk.

Filing opens January 2nd, 2024 and closes January 16th, 2024 at 5:00 pm. Filing by appointment only calling 320-304-1014. Last day open filing from 1:00-5:00 pm at 307 4th Ave W, Osakis, MN. For the office of:

- One (1) Supervisor – 3 year term
- One (1) Supervisor – 1 year term
- One (1) Clerk – 2 year term

Filing fee: \$2.00

Sharon Marthaler, Clerk, West Union Township

H-1-1B

CERTIFICATE OF ASSUMED NAME Minnesota Statutes Chapter 333

ASSUMED NAME: Bridge Transportation.
PRINCIPAL PLACE OF BUSINESS IS: 5316 QUAIL CT. SAINT CLOUD, MN 56303-0825.

NAMEHOLDER(S): Youssef A Omar, 5316 QUAIL CT, SAINT CLOUD, MN 56303-0825, Hamdia A Mohamed, 5316 QUAIL CT, SAINT CLOUD, MN 56303-0825.

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.

/s/ Youssef A Omar

/s/ Hamdia A Mohamed

12/11/2023

H-52-2P

NOTICE OF MORTGAGE FORECLOSURE SALE

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

DATE OF MORTGAGE: April 29, 2022

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$99,460.00

MORTGAGOR(S): John P Moeller a single man

MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for CMG Mortgage Inc., DBA CMG Financial, its successors and assigns

DATE AND PLACE OF RECORDING: Recorded: May 2, 2022, Stearns County Recorder

Document Number: A1631474

ASSIGNMENTS OF MORTGAGE: And assigned to: CMG Mortgage, Inc.

Dated: June 16, 2023

Recorded: June 20, 2023, Stearns County Recorder

Document Number: A1654859

Transaction Agent: Mortgage Electronic Registration Systems, Inc.

Transaction Agent Mortgage Identification Number: 100072450006099376

Lender/Broker/Mortgage Originator: CMG Mortgage Inc. DBA CMG Financial

Residential Mortgage Servicer: Cenlar FSB

COUNTY IN WHICH PROPERTY IS LOCATED: Stearns

Property Address: 1171 16th Ave S, Saint Cloud, MN 56301

Tax Parcel ID Number: 82.43829.0000

LEGAL DESCRIPTION OF PROPERTY: A tract of land lying and being in the East Half of the West Half of the Southeast Quarter of the Southwest Quarter (E1/2 W1/2 SE1/4 SW1/4) of Section 14, Township 124, Range 28, described as follows:

Commencing at a point 16.5 feet west and 769 feet South of the Northeast corner of said E1/2 of W1/2 of SE1/4 of SW1/4 of said Section, Township and Range; thence due South for a distance of 50 feet; thence due West 149.5 feet; thence due North 50 feet; thence due East 149.5 feet to the place of beginning, Stearns County, Minnesota.

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: \$107,066.94

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; that this is registered property; 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: February 13, 2024, at 10:00 AM

PLACE OF SALE: County Sheriff's office, Law Enforcement Center, 807 Courthouse Square, St. Cloud, Minnesota

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 must vacate the property on or before 11:59 p.m. on August 13, 2024, or the next business day if August 13, 2024, 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: December 19, 2023

MORTGAGEE: CMG Mortgage, Inc.

Wilford, Geske & Cook, P.A. Attorneys for Mortgagee

7616 Currell Boulevard, Suite 200

Woodbury, MN 55125

(651) 209-3300

File Number: 053694-F1

H-52-6B

PUBLIC NOTICE OF ABANDONED VEHICLE (Official Publication) NOTICE OF SALE

The personal property as follows, to-wit: 2005 Chevrolet Avalanche VIN# 3GNEK12Z75G284643 Plate# 33238D Towed from on ramp from 71 TO WB I-94, MN by order of the Minnesota State Patrol Police Department on December 20th, 2023. All items will be sold February 20th, 2024 by Centre Towing, Inc, City of Sauk Centre, County of Stearns, State

of Minnesota, pursuant to Minnesota Statutes, Chapter 168B. The registered owner or lienholder has the right to reclaim the vehicle under section 168B.051. Failure to claim the impounded vehicle under section 168B.051 is deemed to waive any right to reclaim the vehicle and consents to the disposal or sale of the vehicle.

Dated: December 27th, 2023

411 Lincoln Loop
Sauk Centre, MN 56378
(320) 352-1500

H-1-1B

Notice Aeration System

An Aeration System causing thin ice located on the north-west side of Sauk Lake in front

of Saukinac Campground with thin ice/open water conditions until spring.

H-1-1B